WIDTH, LENGTH OF FAÇADE: 18' - 0" GLAZING HEIGHT: 9' - 0" STOREFRONT BASE: 1' - 0"

#### FACADE TRANSPARENCY CALCULATIONS

FACADE AREA: FIRST FLOOR (DOUBLE HEIGHT): 835 SQ FT

FIRST FLOOR (DOUBLE HEIGHT): 315 SQ FT

WINDOW AREA:

TOTAL TRANSPARENT WINDOW COVERAGE:

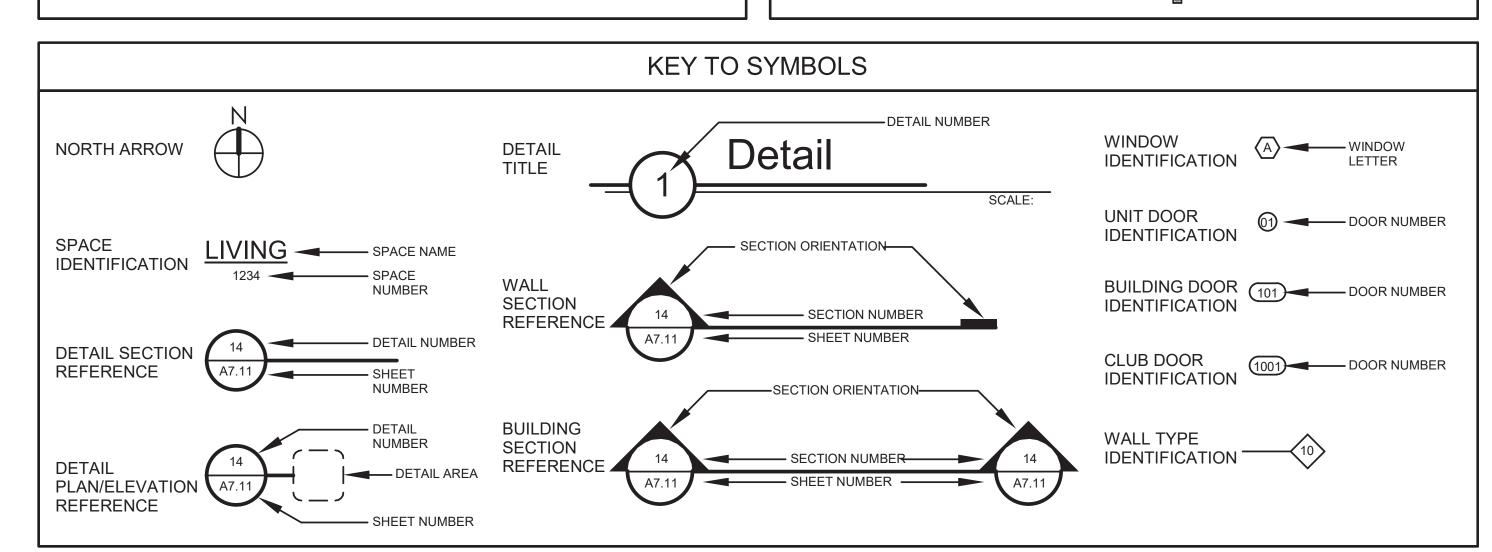
REQUIRED: 20% - 70% PROVIDED: 38%

# LEFT ELEVATION - DIXIE HIGHWAY

#### MAINTENANCE NOTE

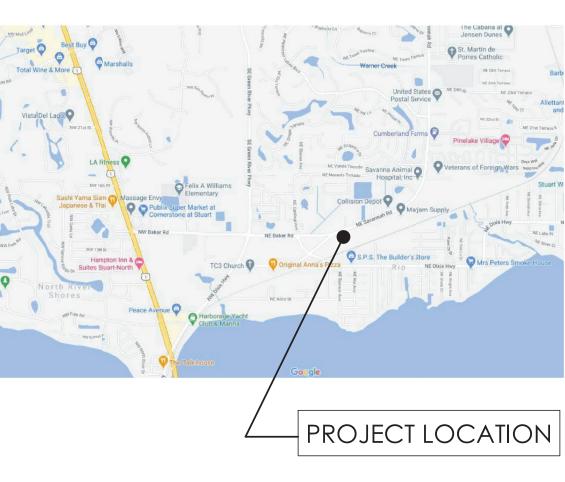
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

#### MATERIALS LEGEND PLAN SECTION/ELEVATION **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT FLOOR TRUSS



STANDARD ABBREVIATIONS				
A.B. ANCHOR BOLT A/C AIR CONDITIONER ADJ. ADJACENT A.H.U. AIR HANDLER UNIT ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATE BRG. BEARING BD. BOARD BLDG. BUILDING BLK. BLOCK B.M. BEAM BTM. BOTTOM COL. COLUMN CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING C.M.U. CONCRETE BLOCK CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CTR . CENTER D DRYER DBL. DOUBLE DET. DETAIL DIAM. DIAMETER DIM. DIMENSION DISP. DISPOSAL	D.L. DEAD LOAD DN. DOWN DRYW. DRYWALL D.W. DISHWASHER DWG. DRAWING E.A. EACH E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM E.J. EXPANSION JOINT ELEV. ELEVATION E.P.S. EXPANDED POLYSTYRENE SYSTEM EQ. EQUAL EST. ESTIMATE EXIST. EXISTING EXT. EXTERIOR FN.FL. FINISH FLOOR FIN. FINISH F.G. FIXED GLASS F.P. FIREPLACE FT. FEET FTG. FOOTING GA. GAGE GALV. GALVANIZED GL. GLASS GYP. GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE	HDWR. HARDWARE H.M. HOLLOW METAL HORTZ. HORIZONTAL HGT. HEIGHT HTG. HEATING HTR HEATER IN. INCHES INSUL. INSULATION INT. INTERIOR JST. JOIST JT. JOINT LB. POUND LAM. LAMINATED LAV. LAVATORY LTG. LIGHTING MATL. MATERIALS MAX. MAXIMUM M.C. MEDICAL CABINET MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING M.T. METAL THRESHOLD MTL. METAL O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER OPP. OPPOSITE	OPT. OPTIONAL P. PANTRY P.C. PULL CHAIN PED. PEDESTAL PERP. PERPENDICULAR PL. PLATE PLYWD. PLYWOOD PROP. PROPERTY P.S.F. POUND PER SQUARE FEET P.S.I. POUND PER SQUARE INCH P.T. PRESSURE TREATED PTN. PARTITION P.H. PAPER HOLDER QUAL. QUALITY QUAN. QUANTITY R.A.G. RETURN AIR GRILL RAD. RADIUS R.D. ROOF DRAIN REF. REFRIGERATOR REINF. REINFORCE REQD. REQUIRED REV. REVISION/REVERSE RM. ROOM ROS. ROUGH SAWN S.C. SOLID CORE SCHED. SCHEDULE SDNG SIDING SEC. SECTION	SH. SHELF SHT. SHEET SIM. SIMILAR S.G.D. SLIDING GLASS DOOR SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STO. STORAGE STR. STRUCTURAL SUB. SUBSTITUTE SUP. SUPPORT T.C. TRASH COMPACTOR TEMP. TEMPERATURE THK. THICK/THICKNESS TYP. TYPICAL U.L. UNDERWRITERS LABORATORY VENT. VENTILATION VERT. VERTICAL VOL. VOLUME V.T.R. VENT THROUGH ROOF W. WIDTH/WIDE/WASHER W.C. WATER CLOSET W.D. WOOD WDW WINDOW W.H. WATER HEATER W.I.C. WALK IN CLOSET W.P. WATERPROOF

#### VICINITY MAP



#### LOCATION MAP



#### APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

#### PROJECT NARRATIVE

#### PROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY redevelopment area South, of ne dixie highway and rio north dixie, of ne dixie highway. The project is COMPRISED OF MULTI-FAMILY, TOWNHOMES, LIVE-WORK, AMENITY AS WELL AS VARIOUS ANCILLARY STRUCTURES. THE SITE ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21

BUILDINGS FOR RIO MARINE ARE THE FOLLOWING: EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

#### BUILDING IDENTIFICATION

#### CODE INFORMATION

#### MARINE SERVICES

BUILDING TYPE 21

PROPOSED:

.1 BUILDING USE / OCCUPANCY / TYPE

= ENTRY FEATURE

CONSTRUCTION TYPE: TYPE III-B SPRINKLED: NFPA - 13 1.2 BUILDING HEIGHT (FBC TABLE 503) 3 STORIES / 40' ALLOWED:

1.3 BUILDING AREA (FBC TABLE 503)
ALLOWED: 50,000 SQ. FT. / PER FLOOR

PROPOSED: REFER TO BUILDING AREA TABLES

#### BUILDING TYPE 10 AREA - GROS

9,681 TAL BUILDING AREA: 9,681

1 STORIES, 25' 4"

NFPA 101 TABLE A.10.2.2

0 HOUR

#### BUILDING TYPE 10 AREA - A/C I-FIRST FLOOR OTAL BUILDING AREA: 8,457 \$

.4 FIRE RESISTANCE RATINGS (FBC TABLE 601) STRUCTURAL FRAME: 0 HOUR 0 HOUR INTERIOR BEARING WALLS: EXTERIOR BEARING WALLS: 2 HOURS EXTERIOR NON-BEARING WALLS: 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOURS FLOOR CONSTRUCTION: 0 HOUR

1.5 FIRE SEPARATION

**ROOF CONSTRUCTION:** 

N/A

#### 1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA

MAXIMUM EXIT ACCESS TRAVEL DISTANCE : 250' (FBC 1016.2' MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' FBC 1014.3)

MAXIMUM DEAD END: 20' (FBC 1018.4)

7 MINIMUM INTERIOR FINISH CLASSIFICATION

	Ι.				
		GROUP	SPRIN	VKLERED	
			VERTICAL EXITS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
		М	В	С	С
SF		F-1	С	C	C

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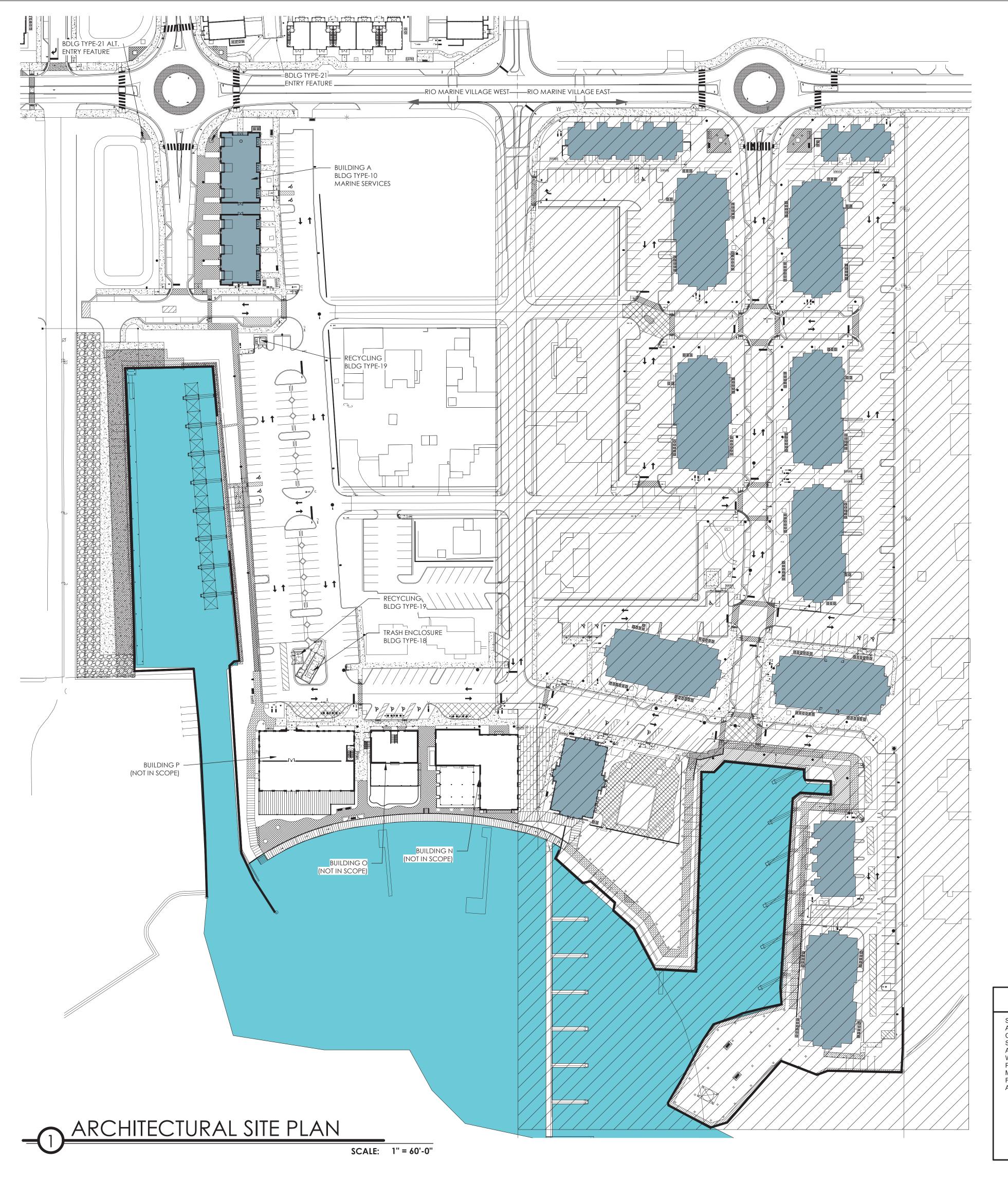
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reviewed by: OL

history: Date 1 3/20/24

Sheet Title BLDG TYPE-10 MARINE SERVICES PROJECT DATA



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#### **GENERAL NOTES**

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE

ARCHITECT'S PLANS. SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

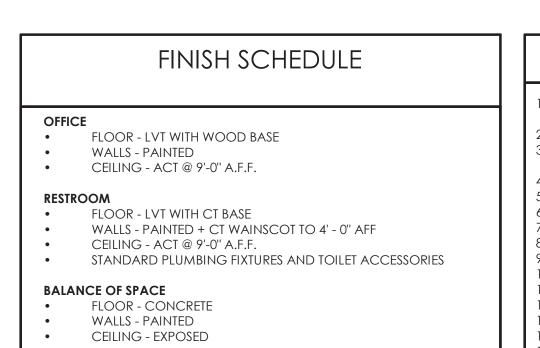
E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

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ARCHITECTURAL SITE PLAN - MARINE WEST



BLDG TYPE 10 - REAR ELEVATION Copy 1

91' - 8"

[3' - 0", 3' - 8"] 6'' 10' - 0" 6'' 3' - 8", 3' - 0", 7' - 10" 3' - 0", 3' - 8"

14' - 2"

11' - 0"

91' - 8"

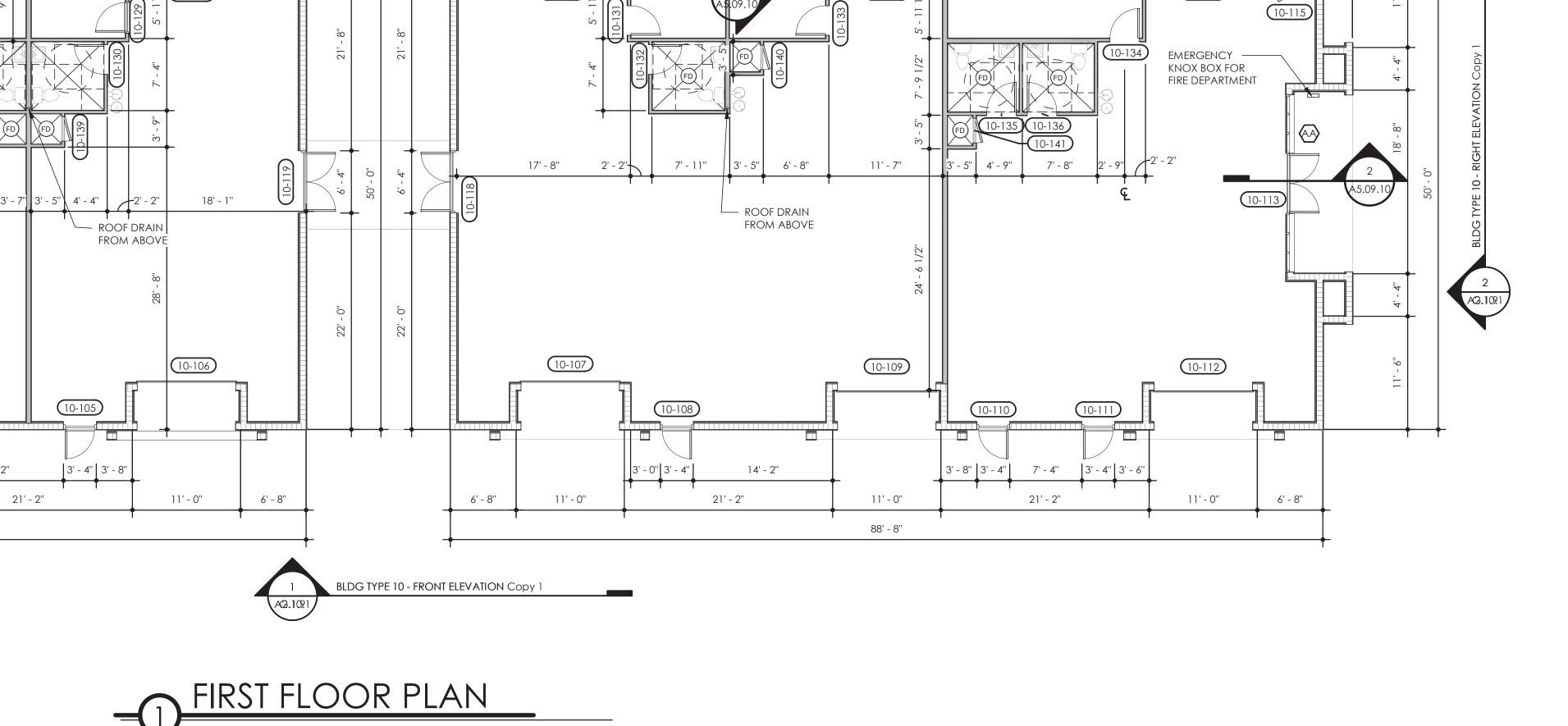
21' - 2"

| 3' - 4" | 7' - 2" | 3' - 4" | 3' - 8"

20' - 7 5/8"

2' - 11" 6' - 1"

12' - 2"



91' - 8"

21' - 2"

[3' - 0", 3' - 4"] (6" 10' - 0" 6") [3' - 4", 3' - 0", 8' - 6" 3' - 0", 3' - 4"] (6" 10' - 0"

#### TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.

ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.

REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND

FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE) Sheet Title

BLDG TYPE-10 MARINE SERVICE FIRST FLOOR PLAN

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SCALE: 1/8" = 1'-0"

DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE FOOTAGE OF VENTING

FOOTAGE OF VENTING

#### ROOF PLAN GENERAL NOTES

REFER TO ROOF PLAN FOR ROOF SLOPES. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS.

#### ROOF KEYNOTES R1) 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING R2 STANDING SEAM METAL ROOF SYSTEM DENOTES DRAFTSTOPPING IN ATTIC AREA DENOTES SUGGESTED 6" GUTTER LOCATIONS 22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX PRIMARY ROOF DRAIN DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O ROOF ACCESS DOOR PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR TAPERED INSULATION + TPO ROOFING information, size and details

(R14) ORD SECONDARY OVERFLOW ROOF DRAIN

Sheet Title

BLDG TYPE-10 MARINE SERVICE ROOF PLAN

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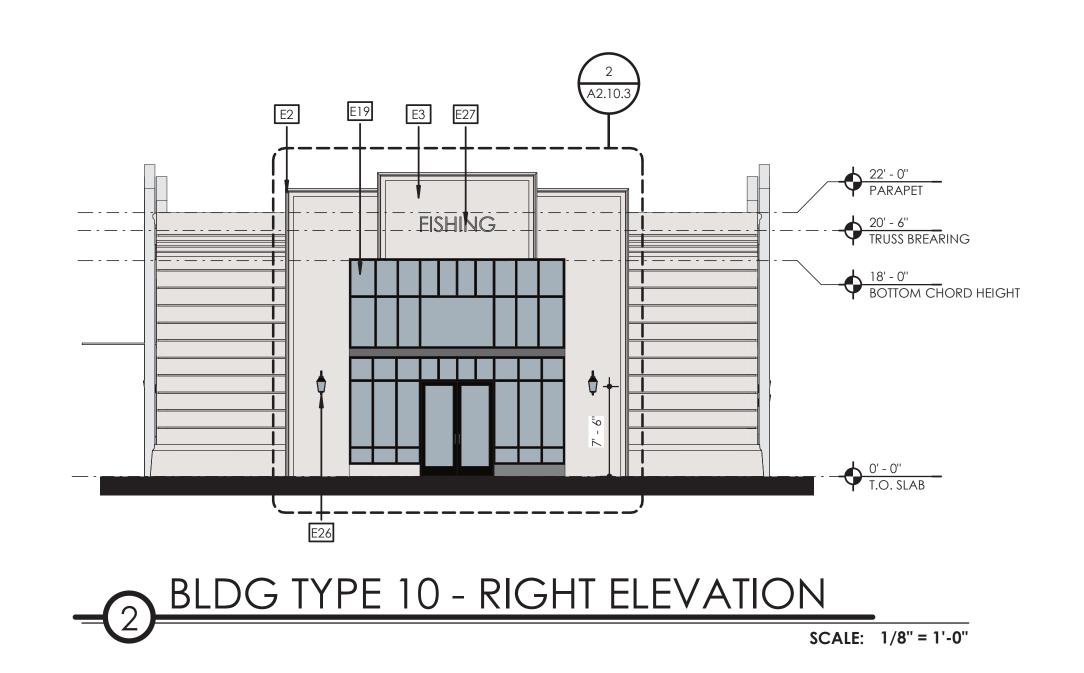
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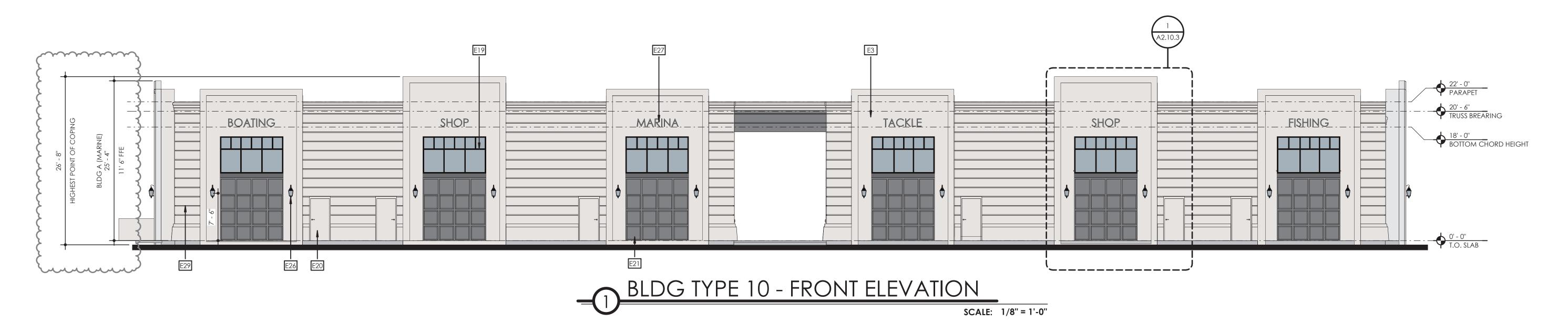
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#### TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED. ALL EXTERIOR TRIM RAISED STUCCO.
- ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
- ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES						
E1	WINDOW TRIM - RAISED STUCCO	E1:	*		E25	DRYER/BATH VENTS. COORDINATE LOCATION WITH MEP DWGS. PAINT TO MATCH ADJECENT
E2	FOAM BAND WITH HARD COAT AND FIBER REINFORCED STUCCO FINISH	E14				WALL
E3	STUCCO PAINTED	E16	THROUGH WALL OVERFLOW SCUPPER		E26	EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS
E4	STUCCO CONTROL JOINT - TYPICAL AT OPENINGS	E17	ALUMINUM CANOPY INSTALLED PER MANUFACTURER' SPECIFICATIONS		E27	EXTERIOR SIGNAGE WITH LED LIGHTING. BY
E5	WALL RECESS	E18	PGT LOW E ALUMINUM WINDOWS. SEE FLOOR			OTHERS  ELECTRICAL METER BOX. SEE ELECTRICAL
E6	ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM		PLANS AND SCHEDULES		E28	DRAWINGS
E7	STANDING SEAM METAL ROOF SYSTEM	E19	STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES		E29	PROFILE-STUCCO REVEAL - 2"
E8	ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR	E20	EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES		E30 E31	CONTROL JOINT RAISED STUCCO BAND
EO	STORM DRAIN CONNECTIONS WHERE APPLICABLE	E2*	OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES			
E9	ALUMINUM BAHAMA SHUTTER	E22	2 42" HIGH ALUMINUM GUARD RAIL SYSTEM			
E10	FALSE VINYL LOUVER SIZE AS INDICATED	E23	BUG SCREEN ENCLOSURE FOR BALCONY			
E11	MOSAIC ARTWORK OVER PAINTED STUCCO FINISH	E24	METAL COPING CAP AT PARAPET WALL			
E12	ARCHITECTURAL FOAM BRACKET					

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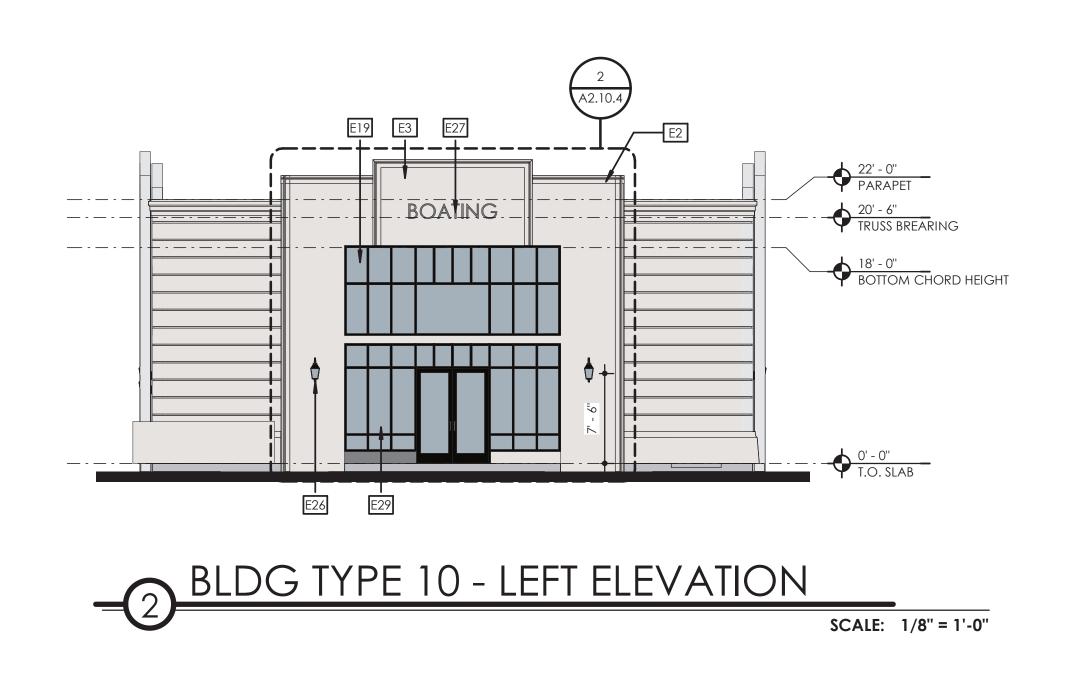
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Sheet Title

BLDG TYPE-10 MARINE SERVICE EXTERIOR **ELEVATIONS** 





#### BLDG TYPE 10 - REAR ELEVATION SCALE: 1/8" = 1'-0"

#### ELEVATION KEY NOTES E1 WINDOW TRIM - RAISED STUCCO E13 TIMBER COLUMN - PAINTED DRYER/BATH VENTS. COORDINATE LOCATION **E25** WITH MEP DWGS. PAINT TO MATCH ADJECENT FOAM BAND WITH HARD COAT AND FIBER **E14** PREFABRICATED METAL AWNING REINFORCED STUCCO FINISH E15 CONDUCTOR HEAD SCUPPER BOX EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS E3 STUCCO PAINTED E16 THROUGH WALL OVERFLOW SCUPPER STUCCO CONTROL JOINT - TYPICAL AT OPENINGS ALUMINUM CANOPY INSTALLED PER MANUFACTURER' SPECIFICATIONS EXTERIOR SIGNAGE WITH LED LIGHTING. BY OTHERS E5 WALL RECESS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES ELECTRICAL METER BOX. SEE ELECTRICAL E28 DRAWINGS ARCHITECTURAL 30-YEAR ROOF SHINGLE E6 SYSTEM E19 STOREFRONT GLAZING SYSTEM. SEE FLOOR **E29** PROFILE-STUCCO REVEAL - 2" E7 STANDING SEAM METAL ROOF SYSTEM PLANS AND SCHEDULES E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR E31 RAISED STUCCO BAND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR SCHEDULES STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR. SEE FLOOR PLANS APPLICABLE AND DOOR SCHEDULES E9 ALUMINUM BAHAMA SHUTTER **E22** 42" HIGH ALUMINUM GUARD RAIL SYSTEM **E10** FALSE VINYL LOUVER SIZE AS INDICATED **E23** BUG SCREEN ENCLOSURE FOR BALCONY MOSAIC ARTWORK OVER PAINTED STUCCO FINISH **E24** METAL COPING CAP AT PARAPET WALL

**E12** ARCHITECTURAL FOAM BRACKET



- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

Sheet Title BLDG TYPE-10 MARINE SERVICE EXTERIOR **ELEVATIONS** 

associates

architects | • planners

maitland florida 32751-7208 407 660 8900 f:407 875 9948 www . cbaarchitects . com

date: 2/23/24

issue

history: Date

1 3/20/24

job no: **4301.20** drawn by: **TK** reviewed by: OL

# RIO Marine Village: Phase II (West)

1000 North Dixie Highway -- Rio Florida, 34957



Prepared for: **Client:** 

**RIO South Dixie LLC** 

601 Heritage Dr. #227 Jupiter, FL 33458 Brian Pawlik 773-306-3033 - bpawlik@prairieridgedev.com

Prepared by: **Architect:** 

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**Mechanical, Electrical** & Plumbing Engineer:

**Osborn Engineering** 

1100 Superior Ave. Suite # 300 Cleveland, OH 44114 t: 216-861-2020

**Osborn Engineering** 

Suite # 300 Cleveland, OH 44114 t: 216-861-2020

Prepared by: **Structural Engineer:** 

1100 Superior Ave.

# COUNTY RESUBMITTAL o 05-11-23 o PMG PROJECT LOCATION

**LOCATION MAP:** 

Hampton Inn 8 Suites Stuart-North

#### **GENERAL NOTES:**

- WRITTEN DIMENSIONS SHALL HOLD PRECEDENT OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- 2. ALL WORK SHALL BE PERFORMED ACCORDING TO STATE AND LOCAL BUILDING CODE REQUIREMENTS. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
- 3. GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL: A. COMPLY WITH ALL LOCAL AND STATE CODES AND ORDINANCES GOVERNING
- FIREPROOFING OF THE BUILDING. ALL DAMAGE SHALL BE IMMEDIATELY REPAIRED AND AT NO COST TO THE OWNER.
- FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK.
- D. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION.
- E. PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES. CONTRACTOR SHALL INCLUDE BUILDER'S RISK COVERAGE IN HIS CERTIFICATE. F. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA GENERAL CONDITIONS DOCUMENT AND IT SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS MODIFIED BY THE
- 5. A. ALL WINDOWS, GLASS, MIRRORS, FLOORS, AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE WORK BY THE GENERAL

SPECIFIC CONDITIONS AND PROVISIONS INCLUDED IN THE DRAWINGS.

- B. THE PREMISES SHALL BE KEPT CLEAN DURING ALL PHASES OF CONSTRUCTION.
- 6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, AND/OR SLEEVES.
- 7. ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- 8. ALL NEW GYPSUM BOARD CEILING AND WALL CONSTRUCTION SHALL BE ADEQUATELY BRACED AS PER MANUFACTURER'S RECOMMENDATIONS. USE SUFFICIENT STUDS AND CHANNELS AND CONFORM TO INDUSTRY STANDARDS.
- 9. ALL WOOD BLOCKING AND FRAMING USED IN WALLS AND ABOVE CEILING TO BE FIRE RETARDANT TREATED.
- IO. CEILING CONTRACTOR TO PROVIDE ADEQUATE FRAMING FOR CEILING LIGHTS, CEILING FANS, AND MECHANICAL EQUIPMENT (DIFFUSERS AND/OR ACCESS
- II. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL MEET THE STANDARDS OF THE REQUIRED LOCAL AND STATE CODES AND ORDINANCES.
- 12. CONTRACTOR TO VERIFY ALL DIMENSIONS, IN THE FIELD AND NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIANCES FROM THE CONSTRUCTION DOCUMENTS.
- 13. CONTRACTOR SHALL FORWARD TO THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
- 14. NOTE: THIS CURRENT SET OF DRAWINGS IS NOT FOR CONSTRUCTION ISSUE. THIS IS FOR COUNTY REVIEW ONLY. DRAWINGS WILL BE ISSUED SUBSEQUENT FOR PERMIT REVIEW AND APPROVAL AND IMPLEMENTATION OF ANY FINAL REVISIONS AND COORDINATION. CHANGES SUBSEQUENT TO THIS SET WILL NOT BE CLOUDED UNTIL A FINAL CONSTRUCTION SET OF DRAWINGS IS RELEASED.
- 15. ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS SUBMITTED FOR REVIEW AS PART OF THIS SITE PLAN REVIEW.
- I 6. BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND

#### **DRAWING INDEX:**

TITLE SHEET, DRAWING INDEX & GENERAL NOTES BUILDING DATA & CODE REVIEW

CIVIL DRAWINGS -- SEE CIVIL COMPILED SET OF DRAWINGS

ARCHITECTURAL DRAWINGS:

BUILDING N - TYPE I I - L.S.

GRADE FLOOR OVERALL BUILDING PLAN

EXTERIOR ELEVATIONS - NORTH AND EAST EXTERIOR ELEVATIONS - SOUTH AND WEST

A I -O I GRADE FLOOR OVERALL BUILDING PLANS SECOND FLOOR OVERALL BUILDING PLANS

EXTERIOR ELEVATIONS - NORTH AND EAST

BUILDING P - TYPE 13 - O.C.

ALT ALTERNATE ALUM ALUMINUM

BLDG BUILDING BLKG BLOCKING

CONCRETE MASONRY UNIT

COLUMN CONCRETE CONFERENCE

COURSE CERAMIC TILE

DIMENSION DOWN DOWNSPOUT DAMPPROOFING DOOR

DEMISING DRINKING FOUNTAIN DIAMETER

CONST CONSTRUCTION
CONTR CONTRACTOR

GRADE FLOOR OVERALL BUILDING PLAN

EXTERIOR ELEVATIONS - NORTH AND EAST EXTERIOR ELEVATIONS - SOUTH AND WEST

EXTERIOR ELEVATIONS - SOUTH AND WEST

SECOND FLOOR TYPICAL OVERALL BUILDING PLAN

#### **ABBREVIATIONS:**

EACH FACE
ELEVATION
ELECTRIC(AL
ENCLOSURE
EQUAL
EQUIPMENT
ETCETERA
EACH WAY
EXISTING

FOLDING SHOWER SEAT

FOOTING

GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS, GLAZING
GYP.BD. GYPSUM BOARD

HOLLOW METAL HORZ HORIZONTAL HR HOUR

HVAC HEATING, VENTILATION \$ AIR CONDITIONING

HC HANDICAPPED
HD HAND DRYER
HDW HARDWARE

ANCHOR BOARD
ACOUSTIC CEILING PANEL ABOVE FINISH FLOOR APPROX APPROXIMATELY
ARCH ARCHITECTURAL BRG BEARING
BRK BRICK
BTM BOTTOM
BUR BUILT UP ROOF CONTROL JOINT CENTER LINE FLD DR. FOLDING DOOR

ELECTRICAL WATER COOLER FLOOR DRAIN FIRE EXTINGUISHER
FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FACTORY MUTUAL FIRE RATED

LAM LAMINATE
LAV LAVATORY
F LINEAL FEET
' LONG LEG HORIZONTAL
LONG LEG VERTICAL
LINEAR METAL CEUTICA LINEAR METAL CEILING MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MFR MANUFACTURER MH MANHOLE MINIMUM MASONRY OPENING NOT APPLICABLE N/A NOT AFFLICADLE NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NTS NOT TO SCALE ON CENTER
OD OUTSIDE DIAMETER
OPNG OPENING
OPP OPPOSITE
OVERFLO'

PROJECT PRESSURE TREATED

PLYWD PLYWOOD RAD RADIUS RW RIGHT-OF-WAY

SEALER/HARDENER SOLID CORE SQUARE FEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL SUSPENDED TOP OF MASONRY TOP OF SLAB TOP OF STEEL UNO UNLESS NOTED OTHERWISE UR URINAL VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VT VINYL TILE PLUMBING PLATE PLASTER PAINT (PAINTED FINISH)

WC WATER CLOSET WD WOOD

REBAR REINFORCING BARS RECT RECTANGULAR REINF REINFORCEMENT
REP REPRESENTATIVE
REQ'D REQUIRED
RM ROOM

SOUND TRANSMISSION COEFFICIENT STANDARD STRUCTURAL SUPPLEMENTARY TOP OF BEAM TONGUE-AND-GROOVE TOILET TISSUE DISPENSER TYPICAL

RIGID INSULATION

STEEL WOOD-ROUGH

BRICK

**SYMBOL LEGEND:** 

EARTH

POROUS FILL

CONCRETE

CONCRETE

MASONRY UNIT

GYPSUM WALLBOARD

BATT INSULATION

Section number Sheet where section located

— Detail number — Sheet where detail located

ROOM NAME

(115)

ROOM NUMBER

DOOR NUMBER

APPLIANCE DESIGNATION

—— Sheet where elevation located

**ELEVATION TAG** 

– Elevation number

WALL TYPE

Date:

o 09-30-22 o PMG

**COUNTY REVIEW** 

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

RIO South Dixie, LLC 601 Heritage Dr. #227

Jupiter, FL 33458

RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

Drawing Title:

TITLE SHEET, DRAWING INDEX & GENERAL NOTES

05-05-23	22-028
Drawn by	Drawing Number
PMG	
Checked by	$T \cap \cap 1$
PMG	()-()
Approved	



--BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE. AREA FACTOR (GSF) EIGHT ABOVE GRADE (FT) BUILDING USE GROUP CONST. TYPE FBC ALLOWED RIO ZONING ACTUAL ALLOWED ACTUAL ALLOWED ACTUAL 0 - TYPE 12 - T.R. 28,500 VERED IST FLOOR PATIO AREA - 1,720 GS

FLORIDA BUILDING CODE, 2017 W/ LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2017 W/ LOCAL ORDINANCES

All fire safety, protection and prevention equipment must be installed, approved, maintained and used in

accordance with Chapter 509, Florida Statutes, Chapter 69A-55, Uniform Fire Safety Standards for Public

FLORIDA PLUMBING CODE, 2017 W/ LOCAL ORDINANCES

EXIT EGRESS DOOR

SEMI-RECESSED FIRE EXTINGUISHER

A FIRE EXTINGUISHER IS REQUIRED IN

EACH DWELLING UNIT ON ALL FLOORS

I-A: IO-B:C CABINET MAX

PER OBC 906.1.1.1 - MIN RATING OF FEC

PROTRUSION INTO HALLWAY 4 INCHES.

- FIRE RATED CABINET AT RATED WALLS

- SURFACE MOUNTED AT EXPOSED

CABINET @ MAX 75'-O" TRAVEL RADIUS

\_\_\_\_\_\_

1/2) HOUR FIRE RESISTANCE RATED WALL -----

I) HOUR FIRE RESISTANCE RATED WALL

NATIONAL ELECTRIC CODE, 2017

PROPOSED USE GROUPS: SECTION 303.3 A-2 - BANQUET HALLS \$ RESTAURANTS

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

AMERICAN DISABILITIES ACT, 2010 EDITION

FLORIDA ENERGY CODE, 2017

CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

504. I GENERAL. THE HEIGHT, IN FEET, AND THE NUMBER OF STORIES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT

504.2 MIXED OCCUPANCY. IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 508, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE

SHOPFRONT DESIGNATION PER RIO ZONING

TABLES 504.3, 504.4, \$ 506.2 - ALLOWABLE BUILDING HEIGHTS, STORIES, \$ BUILDING AREAS BASED ON FULLY SPRINKLERED PER 903.3.1.1 (NFPA 13)

			HEIGHT ABOVE GRADE (FT)			STORIES		AREA FACTOR (GSF)		
BUILDING	USE GROUP	CONST. TYPE	FBC ALLOWED	RIO ZONING ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL	
N - TYPE II - L.S.	A-2	II-B	75'	40'	30'-2"	3	2	28,500	IST FLOOR 2ND FLOOR TOTAL	7,128 400 7,528
0 - TYPE 12 - T.R.	A-2	III-B	75'	40'	34'-11"	3	2	28,500	IST FLOOR 2ND FLOOR TOTAL	2,480 3,000 5,480
P - TYPE 13 - O.C.	A-2	III-B	75'	40'	37'-3"	3	2	28,500	IST FLOOR 2ND FLOOR TOTAL	9,211 4,672 13,833

#### CHAPTER 6 - TYPES OF CONSTRUCTION

#### TABLE 60 | - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE II-B	TYPE III-B
STRUCTURAL FRAME	0	0
BEARING WALLS - EXTERIOR - INTERIOR	0	2 O
NONBEARING WALLS & PARTITIONS - EXTERIOR - INTERIOR	SEE TABLE 602 0	SEE TABLE 602 O
FLOOR CONSTRUCTION (INCLUDING BEAMS \$ JOISTS)	0	0
ROOF CONSTRUCTION (INCLUDING BEAMS # JOISTS)	0	0

TABLE GO2 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE A-2 OCCUPANCY DISTANCE:

GREATER THAN 5'-O" AND LESS THEN 10'-(

602.2 TYPE II. TYPE II CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 60 I ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN

602.5 TYPE III. TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

705.5 EXTERIOR WALLS FIRE-RESISTANCE RATINGS. EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602.

FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET (3048 MM) SHALL BE RATED FOR

EXPOSURE TO FIRE FROM BOTH SIDES. TABLE 705.8 MAX. AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING

11(012011011		
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION:	MAX. ALLOWABLE AREA:
FROM 0'-0" TO LESS THAN 3'-0"	(UNPROTECTED, SPRINKLERED):	NOT PERMITTED
FROM 3'-0" TO LESS THAN 5'-0"	(UNPROTECTED, SPRINKLERED):	15%
FROM 5'-0" TO LESS THAN 10'-0"	(UNPROTECTED, SPRINKLERED):	25%
FROM 10'-0" TO LESS THAN 15'-0"	(UNPROTECTED, SPRINKLERED):	45%
FROM 15'-0" TO LESS THAN 20'-0"	(UNPROTECTED, SPRINKLERED):	75%
FROM 20'-0" TO LESS THAN 25'-0"	(LINPROTECTED SPRINKLERED):	NO LIMIT

TABLE 707.3.10 FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES OR HORIZONTAL ASSEMBLIES BETWEEN FOR OCCUPANCY GROUPS A, B, M, R, S-2, FIRE-RESISTANCE RATING SHALL BE 2 HOURS

STORIES

ALLOWED ACTUAL

AREA FACTOR (GSF)

ALLOWED ACTUAL

28,500

1ST FLOOR 7,128 2ND FLOOR 400

COVERED IST FLOOR PATIO AREA - 2,520 GSF

SECTION 708 FIRE PARTITIONS CORRIDOR WALLS (A or B OCCUPANCY): (0) HR RATED PER 708.3, \$ TABLE 1020.1

708.4 CONTINUITY. FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOOR/CEILING AND ROOF/CEILING SPACES.

SECTION 7 | | HORIZONTAL ASSEMBLIES

--BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE.

USE GROUP

N - TYPE II - L.S.

SPRINKLERED - NFPA 13

IGHT ABOVE GRADE (FT)

CONST. TYPE FBC ALLOWED RIO ZONING ACTUAL

7 | 1.3 NONFIRE RESISTANCE RATED FLOOR AND ROOF ASSEMBLIES -711.3.2 CONTINUITY - SHALL BE CONTINUOUS EXCEPT PER SECTION 712 7 | 2. | .9 - TWO STORY OPENINGS THAT MEET REQUIREMENTS LISTED.

713 SHAFT ENCLOSURES - SHAFT ENCLOSURES: (1) HR RATED PER 713.4

713.13.6 AUTOMATIC SPRINKLER SYSTEM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED - SEE CHAPTER 9 -FIRE PROTECTION SYSTEMS

713.14 ELEVATOR, DUMBWAITER AND OTHER HOISTWAYS. ELEVATOR SHAFT ENCLOSURE TO BE (2) HR RATED PER 713.4 PER OBC SECTION 3006.2 THE ELEVATOR LOBBY IS NOT REQUIRED TO BE ENCLOSED.

TABLE 716.5 FIRE DOOR \$ SHUTTER PROTECTION RATINGS

TYPE OF ASSEMBLY	REQUIRED RATING (HRS):	MIN. FIRE DOOR ASSEMBLY RATING (HRS):
FIRE BARRIERS GREATER THAN I HOUR	3	3
	2	1-1/2
ENCLOSURES FOR SHAFTS, INT. EXIT STAIRS	2	1-1/2
OTHER FIRE BARRIERS	1	3/4
FIRE PARTITIONS:		
- CORRIDOR WALLS	1/2	1/3
- OTHER FIRE PARTITIONS	1	3/4
EXTERIOR WALLS	2	**0
	1	**0

		••
COUNTY RESUBMITTAL	0 05-11-23	o PMG
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0

Date:

o 09-30-22 o PMG

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

RIO South Dixie, LLC 601 Heritage Dr. #227

Jupiter, FL 33458

RIO Marine Village Phase II (West)

1000 NE Dixie Hwy.

Rio, Florida 34957

Drawing Title:

SMD

**BUILDING DATA & CODE REVIEW** 

22-028 05-05-23 PMG PMG

Food Service Establishments, Florida Administrative Codes and the Florida Fire Prevention Code as adopted by the State Fire Marshal. t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\t0-01.dwg

SPRINKLERED - NFPA 13

CODE COMPLIANCE KEY

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 456 - PUBLIC FOOD SERVICE ESTABLISHMENTS

EGRESS TRAVEL DISTANCE

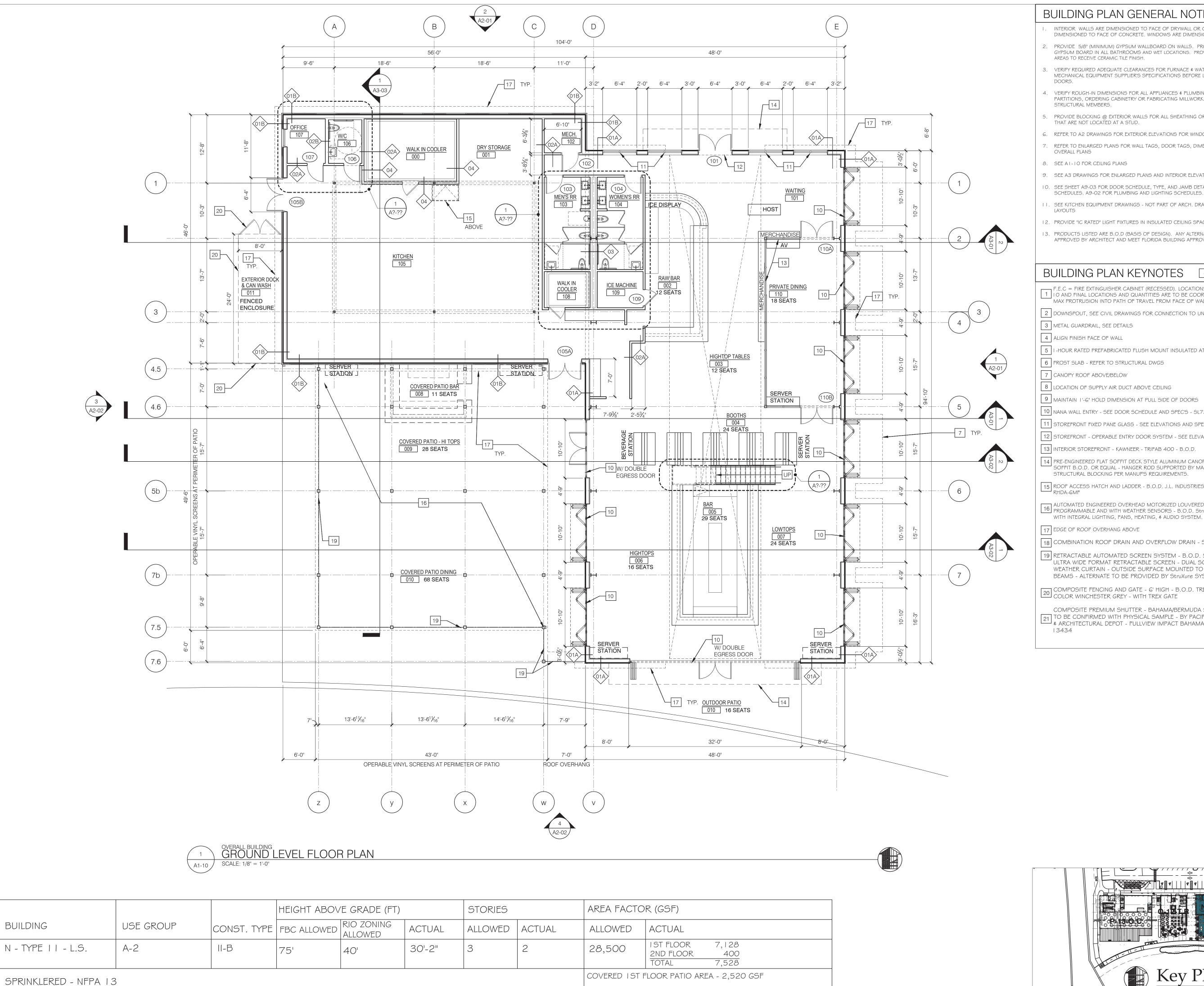
MECHANICAL:

PLUMBING:

ELECTRICAL:

ACCESSIBILITY:

ENERGY:



BUILDING

t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\lucky shuck\a1-01\_ls\_ county.dwg

#### BUILDING PLAN GENERAL NOTES

- INTERIOR WALLS ARE DIMENSIONED TO FACE OF DRYWALL OR CONCRETE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF CONCRETE. WINDOWS ARE DIMENSIONED TO MASONRY OPENING.
- PROVIDE 5/8" (MINIMUM) GYPSUM WALLBOARD ON WALLS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND WET LOCATIONS. PROVIDE CEMENT BACKER BOARD IN ALL AREAS TO RECEIVE CERAMIC TILE FINISH.
- VERIFY REQUIRED ADEQUATE CLEARANCES FOR FURNACE \$ WATER HEATER INSTALLATION WITH MECHANICAL EQUIPMENT SUPPLIER'S SPECIFICATIONS BEFORE LOCATING UTILITY ROOM WALLS \$
- 4. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES \$ PLUMBING FIXTURES PRIOR TO FRAMING
- PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY
- PROVIDE BLOCKING @ EXTERIOR WALLS FOR ALL SHEATHING OR GYPSUM WALLBOARD JOINTS THAT ARE NOT LOCATED AT A STUD.
- 6. REFER TO A2 DRAWINGS FOR EXTERIOR ELEVATIONS FOR WINDOW TYPES \$ SIZES.
- REFER TO ENLARGED PLANS FOR WALL TAGS, DOOR TAGS, DIMENSIONS, ETC. NOT SHOWN ON OVERALL PLANS
- 8. SEE A1-10 FOR CEILING PLANS
- 9. SEE A3 DRAWINGS FOR ENLARGED PLANS AND INTERIOR ELEVATIONS
- 10. SEE SHEET A9-03 FOR DOOR SCHEDULE, TYPE, AND JAMB DETAILS. A9-01 FOR FINISH SCHEDULES. A9-02 FOR PLUMBING AND LIGHTING SCHEDULES.
- I. SEE KITCHEN EQUIPMENT DRAWINGS NOT PART OF ARCH. DRAWINGS FOR KITCHEN AND BAR
- 12. PROVIDE "IC RATED" LIGHT FIXTURES IN INSULATED CEILING SPACES.
- 3. PRODUCTS LISTED ARE B.O.D (BASIS OF DESIGN). ANY ALTERNATES OR SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT AND MEET FLORIDA BUILDING APPROVALS AND N.O.A.'S

#### BUILDING PLAN KEYNOTES --

- F.E.C = FIRE EXTINGUISHER CABINET (RECESSED). LOCATIONS ARE TO BE AS REQUIRED BY NFPA 1 O AND FINAL LOCATIONS AND QUANTITIES ARE TO BE COORDINATED WITH LOCAL FIRE CHIEF. 4" MAX PROTRUSION INTO PATH OF TRAVEL FROM FACE OF WALL.
- 2 DOWNSPOUT, SEE CIVIL DRAWINGS FOR CONNECTION TO UNDERGROUND
- 3 METAL GUARDRAIL, SEE DETAILS
- 4 ALIGN FINISH FACE OF WALL
- 5 I-HOUR RATED PREFABRICATED FLUSH MOUNT INSULATED ATTIC ACCESS SCUTTLE, 24" X 24"
- 6 FROST SLAB REFER TO STRUCTURAL DWGS
- 7 CANOPY ROOF ABOVE/BELOW
- 8 LOCATION OF SUPPLY AIR DUCT ABOVE CEILING
- 9 MAINTAIN 1'-6" HOLD DIMENSION AT PULL SIDE OF DOORS
- 10 NANA WALL ENTRY SEE DOOR SCHEDULE AND SPEC'S SL73 B.O.D.
- 11 STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50 IT B.O.D.
- 12 STOREFRONT OPERABLE ENTRY DOOR SYSTEM SEE ELEVATIONS KAWNEER IR50 | T B.O.D. 13 INTERIOR STOREFRONT - KAWNEER - TRIFAB 400 - B.O.D.
- 14 PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY MAPES SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL - HANGER ROD SUPPORTED BY MANUF. - PROVIDE INTERNAL
- ROOF ACCESS HATCH AND LADDER B.O.D. J.L. INDUSTRIES DIAMOND SERIES 32" X 72" MODEL RHDA-GMF
- AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM -PROGRAMMABLE AND WITH WEATHER SENSORS - B.O.D. StruXure COMMERCIAL (tm) SYSTEM
- 17 EDGE OF ROOF OVERHANG ABOVE
- 18 COMBINATION ROOF DRAIN AND OVERFLOW DRAIN SEE PLUMBING DWGS.
- 19 RETRACTABLE AUTOMATED SCREEN SYSTEM B.O.D. STOETT SCREENS PANORAMA ULTRA WIDE FORMAT RETRACTABLE SCREEN - DUAL SCREEN: INSECT AND VINYL WEATHER CURTAIN - OUTSIDE SURFACE MOUNTED TO STRUXURE COLUMNS AND BEAMS - ALTERNATE TO BE PROVIDED BY StruXure SYSTEM.
- COMPOSITE FENCING AND GATE 6' HIGH B.O.D. TREX SECLUSIONS FENCING -COLOR WINCHESTER GREY - WITH TREX GATE
- COMPOSITE PREMIUM SHUTTER BAHAMA/BERMUDA STYLE COLOR: DEEP SEA BLUE 21 TO BE CONFIRMED WITH PHYSICAL SAMPLE - BY PACIFIC COLUMNS (PCI ENTERPRISES) # ARCHITECTURAL DEPOT - FULLVIEW IMPACT BAHAMA SHUTTER FLORIDA APPROVAL #

#### Date: By: CLIENT REVIEW o 05-05-23 o PMG 0 0 0 0 0 0 0 0 0



0

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

**RIO South Dixie, LLC** 601 Heritage Dr. #227

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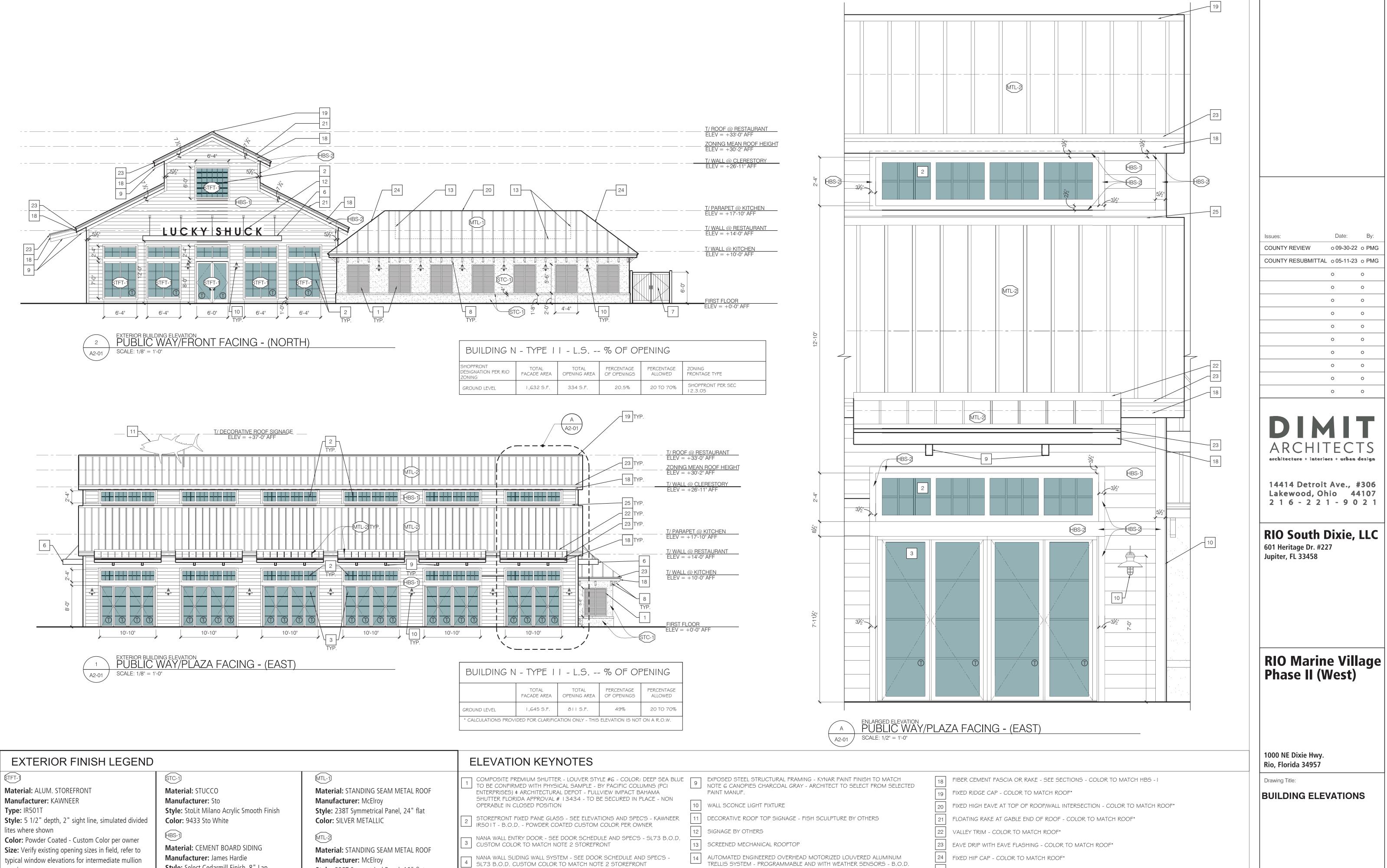
Drawing Title:

OVERALL BUILDING PLANS

**GROUND FLOOR** 

**BUILDING N - TYPE 11 - L.S.** 

05-05-23	22-028
PMG	Drawing Number
Checked by PMG	$A1-0^{-1}$
Approved	



TRELLIS SYSTEM - PROGRAMMABLE AND WITH WEATHER SENSORS - B.O.D.

StruXure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING,

RETRACTABLE AUTOMATED SCREEN SYSTEM - B.O.D. STOETT SCREENS -

PANORAMA ULTRA WIDE FORMAT RETRACTABLE SCREEN - DUAL SCREEN:

INSECT AND VINYL WEATHER CURTAIN - OUTSIDE SURFACE MOUNTED TO

StruXure COLUMNS & BEAMS - ALTERNATE PROVIDED BY StruXure SYSTEM.

GUTTER - 5" BOX GUTTER - PREFINISHED ALUMINUM - COLOR TO MATCH FIBER CEMENT FASCIA HBS- I

DOWNSPOUT - COLOR TO MATCH ADJACENT WALL COLOR, SEE CIVIL DRAWINGS FOR CONNECTION TO UNDERGROUND

25 FIXED HEADWALL - COLOR TO MATCH ROOF\*

MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE.

\* SEE SECTIONS AND DETAILS

ARCHITECT AND MEET FLORIDA BUILDING APPROVALS AND N.O.A.'S

typical window elevations for intermediate mullion

"T" indicates location of tempered glazing (located at

all swing doors & locations where lights larger than 9

sf are located less than 18" above the walking

**Glazing:** Clear insulated, low-e,

surface) typical.

**Manufacturer:** McElroy

Color: SILVER METALLIC

Style: 238T Symmetrical Panel, 16" flat

5 THERMA-TRU ENTRY DOOR

6 SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL - HANGER ROD SUPPORTED

BY MANUE KYNAP ENIGH COLOR COMPONIES

15

7 DUMPSTER ENCLOSURE: COMPOSITE FENCING AND GATE - 6' HIGH - B.O.D. TREX SECLUSIONS FENCING - COLOR WINCHESTER GREY - WITH TREX GATE

ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE BRACKET - B.O.D. "BKT | 2X | 6" PROJECTION, | |  $\frac{1}{2}$ " HIGH, 3" WIDE - WHITE

BY MANUF. - KYNAR FINISH - COLOR: CHARCOAL GRAY

**Style:** Select Cedarmill Finish, 8" Lap

Material: CEMENT BOARD TRIM

**Manufacturer:** JAMES HARDIE

**Size:** As Dimensioned on Drawings

**Color:** Prefinished - Sail Cloth

**Style:** Smooth Finish

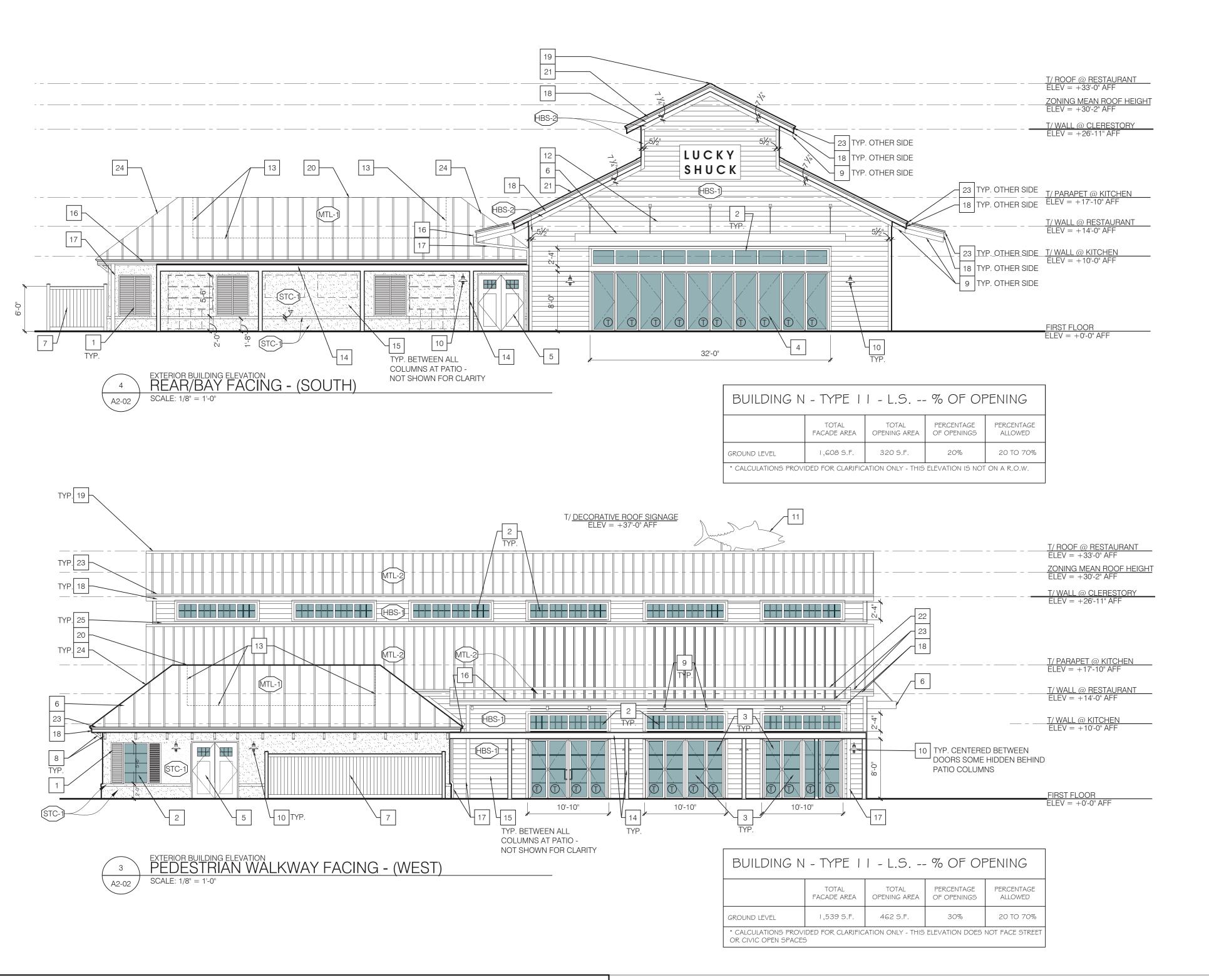
**Color:** Prefinished - Sail Cloth - Trim to Match

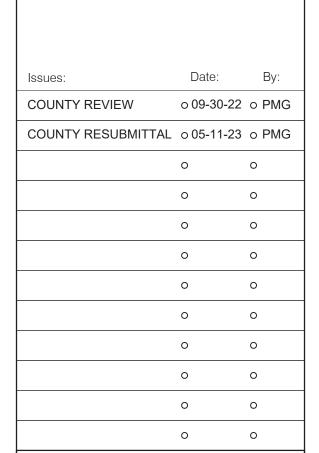
1000 NE Dixie Hwy. Rio, Florida 34957 Drawing Title: **BUILDING ELEVATIONS** BUILDING N - TYPE 11 - L.S. --PRODUCTS LISTED ARE B.O.D (BASIS OF DESIGN). ANY ALTERNATES OR SUBSTITUTIONS MUST BE APPROVED BY 22-028 05-05-23 -- G.C. TO SUBMIT PHYSICAL SAMPLES FOR EACH MATERIAL IN EACH FINISH AND COLOR TO ARCHITECT --ALL SIGNAGE TO BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN MBY --BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE A2-01 PMG

SMD

Date: By:

o 09-30-22 o PMG





# ARCHITECTS

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

**RIO South Dixie, LLC** 601 Heritage Dr. #227 Jupiter, FL 33458

### RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

Drawing Title:

**BUILDING ELEVATIONS** 

**BUILDING N - TYPE 11 - L.S.** 

05-05-23	22-020
Drawn by	Drawing Number
MBY	
Checked by	$\Lambda \cap \Lambda \cap \Lambda$
PMG	A/-()
Approved	
LOND	

#### **ELEVATION KEYNOTES**

[STFT-] Material: ALUM. STOREFRONT

Manufacturer: KAWNEER

Type: IR501T **Style:** 5 1/2" depth, 2" sight line, simulated divided lites where shown

EXTERIOR FINISH LEGEND

Color: Powder Coated - Custom Color per owner **Size:** Verify existing opening sizes in field, refer to typical window elevations for intermediate mullion

**Glazing:** Clear insulated, low-e,

"T" indicates location of tempered glazing (located at all swing doors & locations where lights larger than 9 sf are located less than 18" above the walking surface) typical.

STC-1

Material: STUCCO Manufacturer: Sto **Style:** StoLit Milano Acrylic Smooth Finish

Material: CEMENT BOARD SIDING **Manufacturer:** James Hardie **Style:** Select Cedarmill Finish, 8" Lap

Color: 9433 Sto White

**Style:** Smooth Finish

**Size:** As Dimensioned on Drawings

**Color:** Prefinished - Sail Cloth

**Color:** Prefinished - Sail Cloth - Trim to Match Material: CEMENT BOARD TRIM **Manufacturer:** JAMES HARDIE

Material: STANDING SEAM METAL ROOF **Manufacturer:** McElroy **Style:** 238T Symmetrical Panel, 24" flat **Color:** SILVER METALLIC

Material: STANDING SEAM METAL ROOF **Manufacturer:** McElroy **Style:** 238T Symmetrical Panel, 16" flat Color: SILVER METALLIC

COMPOSITE PREMIUM SHUTTER - LOUVER STYLE #6 - COLOR: DEEP SEA BLUE TO BE CONFIRMED WITH PHYSICAL SAMPLE - BY PACIFIC COLUMNS (PCI ENTERPRISES) \$ ARCHITECTURAL DEPOT - FULLVIEW IMPACT BAHAMA SHUTTER FLORIDA APPROVAL # 13434 - TO BE SECURED IN PLACE - NON OPERABLE IN CLOSED POSITION

2 STOREFRONT FIXED PANE GLASS - SEE ELEVATIONS AND SPEC'S - KAWNEER IR50 IT - B.O.D. - POWDER COATED CUSTOM COLOR PER OWNER

NANA WALL ENTRY DOOR - SEE DOOR SCHEDULE AND SPEC'S - SL73 B.O.D. 3 CUSTOM COLOR TO MATCH NOTE 2 STOREFRONT

NANA WALL SLIDING WALL SYSTEM - SEE DOOR SCHEDULE AND SPEC'S - SL73 B.O.D. CUSTOM COLOR TO MATCH NOTE 2 STOREFRONT 5 THERMA-TRU ENTRY DOOR

PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY - MAPES 6 SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL - HANGER ROD SUPPORTED BY MANUF. - KYNAR FINISH - COLOR: CHARCOAL GRAY

7 DUMPSTER ENCLOSURE: COMPOSITE FENCING AND GATE - 6' HIGH - B.O.D. TREX SECLUSIONS FENCING - COLOR WINCHESTER GREY - WITH TREX GATE ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE BRACKET - B.O.D. "BKT | 2X | 6" - | 16" PROJECTION, | |  $\frac{1}{2}$ " HIGH, 3" WIDE - WHITE

EXPOSED STEEL STRUCTURAL FRAMING - KYNAR PAINT FINISH TO MATCH 9 NOTE 6 CANOPIES CHARCOAL GRAY - ARCHITECT TO SELECT FROM SELECTED PAINT MANUF.

10 WALL SCONCE LIGHT FIXTURE

DECORATIVE ROOF TOP SIGNAGE - FISH SCULPTURE BY OTHERS SIGNAGE BY OTHERS

SCREENED MECHANICAL ROOFTOP

14 AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM - PROGRAMMABLE AND WITH WEATHER SENSORS - B.O.D. Struxure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING,

RETRACTABLE AUTOMATED SCREEN SYSTEM - B.O.D. STOETT SCREENS -PANORAMA ULTRA WIDE FORMAT RETRACTABLE SCREEN - DUAL SCREEN: INSECT AND VINYL WEATHER CURTAIN - OUTSIDE SURFACE MOUNTED TO StruXure COLUMNS & BEAMS - ALTERNATE PROVIDED BY StruXure SYSTEM.

GUTTER - 5" BOX GUTTER - PREFINISHED ALUMINUM - COLOR TO MATCH FIBER CEMENT FASCIA HBS-1

DOWNSPOUT - COLOR TO MATCH ADJACENT WALL COLOR, SEE CIVIL DRAWINGS FOR CONNECTION TO UNDERGROUND

--BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE.

-- G.C. TO SUBMIT PHYSICAL SAMPLES FOR EACH MATERIAL IN EACH FINISH AND COLOR TO ARCHITECT

--ALL SIGNAGE TO BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN

--PRODUCTS LISTED ARE B.O.D (BASIS OF DESIGN). ANY ALTERNATES OR SUBSTITUTIONS MUST BE APPROVED BY

18 FIBER CEMENT FASCIA OR RAKE - SEE SECTIONS - COLOR TO MATCH HBS - I

FLOATING RAKE AT GABLE END OF ROOF - COLOR TO MATCH ROOF\*

EAVE DRIP WITH EAVE FLASHING - COLOR TO MATCH ROOF\*

ARCHITECT AND MEET FLORIDA BUILDING APPROVALS AND N.O.A.'S

FIXED HIGH EAVE AT TOP OF ROOF, WALL INTERSECTION - COLOR TO MATCH ROOF\*

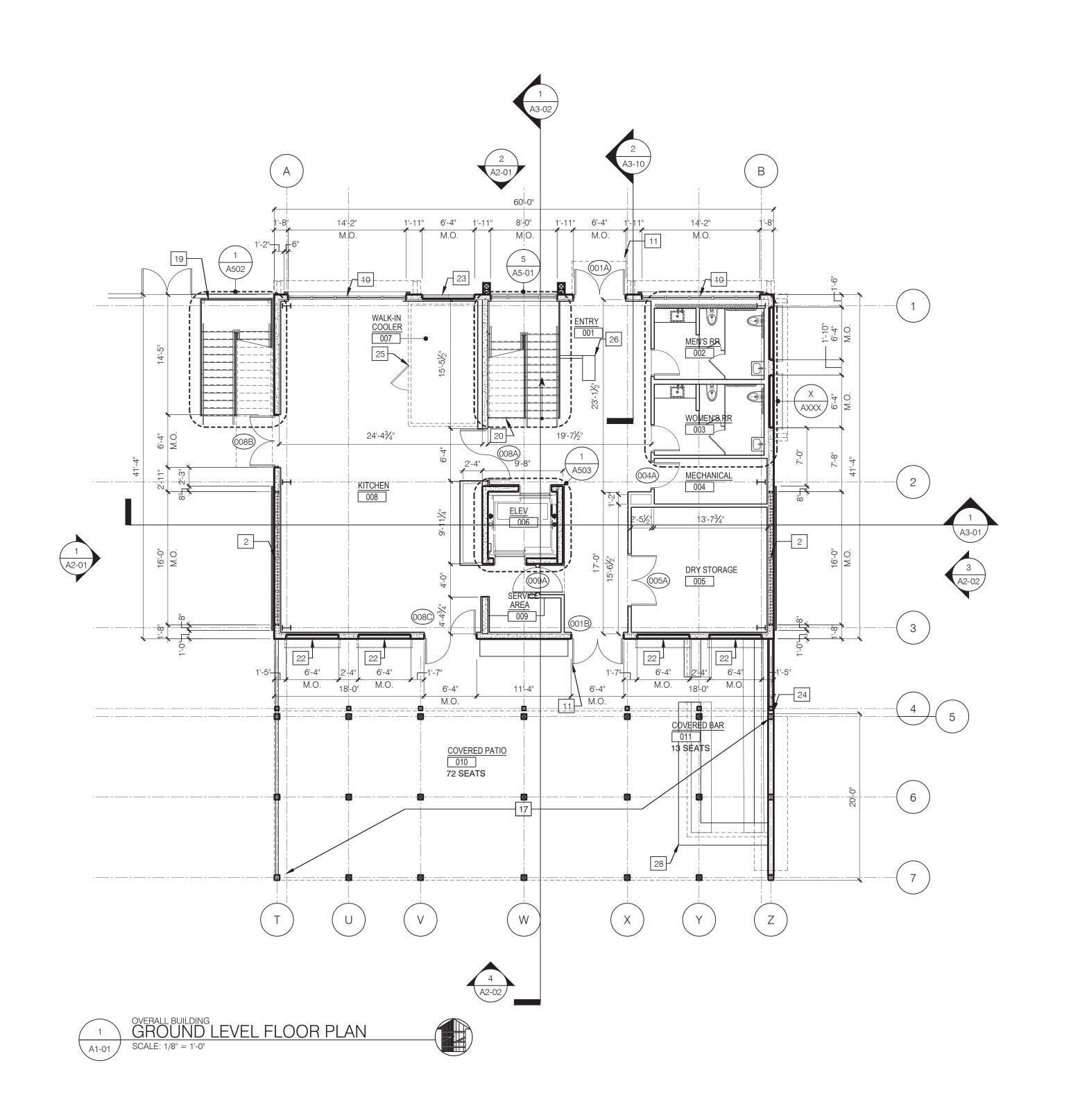
FIXED RIDGE CAP - COLOR TO MATCH ROOF\*

VALLEY TRIM - COLOR TO MATCH ROOF\*

24 FIXED HIP CAP - COLOR TO MATCH ROOF\*

25 FIXED HEADWALL - COLOR TO MATCH ROOF\*

\* SEE SECTIONS AND DETAILS



BUILDING PLAN GENERAL N	OTE
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- I. INTERIOR WALLS ARE DIMENSIONED TO FACE OF DRYWALL OR CONCRETE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF CONCRETE. WINDOWS ARE DIMENSIONED TO MASONRY OPENING.
- 2. PROVIDE 5/8" (MINIMUM) GYPSUM WALLBOARD ON WALLS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND WET LOCATIONS. PROVIDE CEMENT BACKER BOARD IN ALL AREAS TO RECEIVE CERAMIC TILE FINISH.
- 3. VERIFY REQUIRED ADEQUATE CLEARANCES FOR FURNACE \$ WATER HEATER INSTALLATION WITH MECHANICAL EQUIPMENT SUPPLIER'S SPECIFICATIONS BEFORE LOCATING UTILITY ROOM WALLS \$
- 4. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY STRUCTURAL MEMBERS.
- 5. PROVIDE BLOCKING @ EXTERIOR WALLS FOR ALL SHEATHING OR GYPSUM WALLBOARD JOINTS
- 6. REFER TO A2 DRAWINGS FOR EXTERIOR ELEVATIONS FOR WINDOW TYPES \$ SIZES.
- 7. REFER TO ENLARGED PLANS FOR WALL TAGS, DOOR TAGS, DIMENSIONS, ETC. NOT SHOWN ON OVERALL PLANS
- 8. SEE A1-10 FOR CEILING PLANS

THAT ARE NOT LOCATED AT A STUD.

- 9. SEE A3 DRAWINGS FOR ENLARGED PLANS AND INTERIOR ELEVATIONS
- 10. SEE SHEET A9-03 FOR DOOR SCHEDULE, TYPE, AND JAMB DETAILS. A9-01 FOR FINISH SCHEDULES. A9-02 FOR PLUMBING AND LIGHTING SCHEDULES.
- 1. SEE KITCHEN EQUIPMENT DRAWINGS NOT PART OF ARCH. DRAWINGS FOR KITCHEN AND BAR
- 12. PROVIDE "IC RATED" LIGHT FIXTURES IN INSULATED CEILING SPACES.

#### BUILDING PLAN KEYNOTES --

- F.E.C = FIRE EXTINGUISHER CABINET (RECESSED). LOCATIONS ARE TO BE AS REQUIRED BY NFPA I O AND FINAL LOCATIONS AND QUANTITIES ARE TO BE COORDINATED WITH LOCAL FIRE CHIEF. 4" MAX PROTRUSION INTO PATH OF TRAVEL FROM FACE OF WALL.
- 2 TRANSOM WINDOW ABOVE -FILMED WITH INSULATED WALL BEHIND IT.
- 3 CABLE GUARDRAIL, SEE DETAILS
- 4 ALIGN FINISH FACE OF WALL
- 5 FROST SLAB REFER TO STRUCTURAL DWGS
- 6 CANOPY ROOF ABOVE/BELOW
- 7 LOCATION OF SUPPLY AIR DUCT ABOVE CEILING
- 8 MAINTAIN 1'-6" HOLD DIMENSION AT PULL SIDE OF DOORS
- 9 NANA WALL ENTRY SEE DOOR SCHEDULE AND SPEC'S SL73 B.O.D.
- 10 STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50 IT B.O.D.
- 11 STOREFRONT OPERABLE ENTRY DOOR SYSTEM SEE ELEVATIONS KAWNEER IR50 IT B.O.D.
- 12 INTERIOR STOREFRONT KAWNEER TRIFAB 400 B.O.D.
- PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY MAPES SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL HANGER ROD SUPPORTED BY MANUF. PROVIDE INTERNAL STRUCTURAL BLOCKING PER MANUF'S REQUIREMENTS.
- AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM PROGRAMMABLE AND WITH WEATHER SENSORS B.O.D. StruXure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING, \$ AUDIO SYSTEM.
- 15 EDGE OF ROOF OVERHANG ABOVE
- 16 COMBINATION ROOF DRAIN AND OVERFLOW DRAIN SEE PLUMBING DWGS.
- RETRACTABLE AUTOMATED SCREEN SYSTEM B.O.D. STOETT SCREENS PANORAMA ULTRA WIDE FORMAT RETRACTABLE SCREEN DUAL SCREEN: INSECT AND VINYL WEATHER CURTAIN OUTSIDE SURFACE MOUNTED TO STRUXURE COLUMNS AND BEAMS
- MOTORIZED TILT-UP GLASS OVERHEAD DOORS SEE ELEVATIONS AND SPEC'S RENLITA S 1 000 B.O.D
- METAL EXTERIOR STAIRS W/ TREX TREADS AND LANDING. CABLE GUARDRAIL ATTACHED TO STRINGER W/ HANDRAIL SUPPORTED FROM GUARDRAIL POST. SEE DETAILS.
- INTERIOR STAIRS. 2" C-CHANNEL STRINGER W/ WOOD TREADS AND OPEN RISER. CABLE GUARDRAIL ATTACHED TO STRINGER W/ HANDRAIL SUPPORTED FROM GUARDRAIL POST
- 21 DASHED LINE INDICATES STAIR LANDING ABOVE
- STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50IT. FILMED WITH INSULATED WALL BEHIND IT W/ BAHAMA SHUTTER ON EXT. WALL.
- STOREFRONT FALSE ENTRY DOOR SYSTEM SEE ELEVATIONS KAWNEER IR50 IT B.O.D. FILMED WITH INSULATED WALL BEHIND IT.
- DASHED LINE INDICATES DECK ABOVE. SEE ELEVATIONS.
- 25 WALK-IN COOLER TBD.
- 26 HOSTESS STAND BY OTHERS
- 27 DASHED LINE INDICATES EDGE OF BUILDING BELOW.
- 28 BUILT IN BAR TBD

ssues:	Date:	By:
COUNTY REVIEW	0 09-30-22	o PMG
COUNTY RESUBMITTAL	005-11-23	o PMG
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#### **RIO South Dixie, LLC**

601 Heritage Dr. #227 Jupiter, FL 33458

RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

Drawing Title:

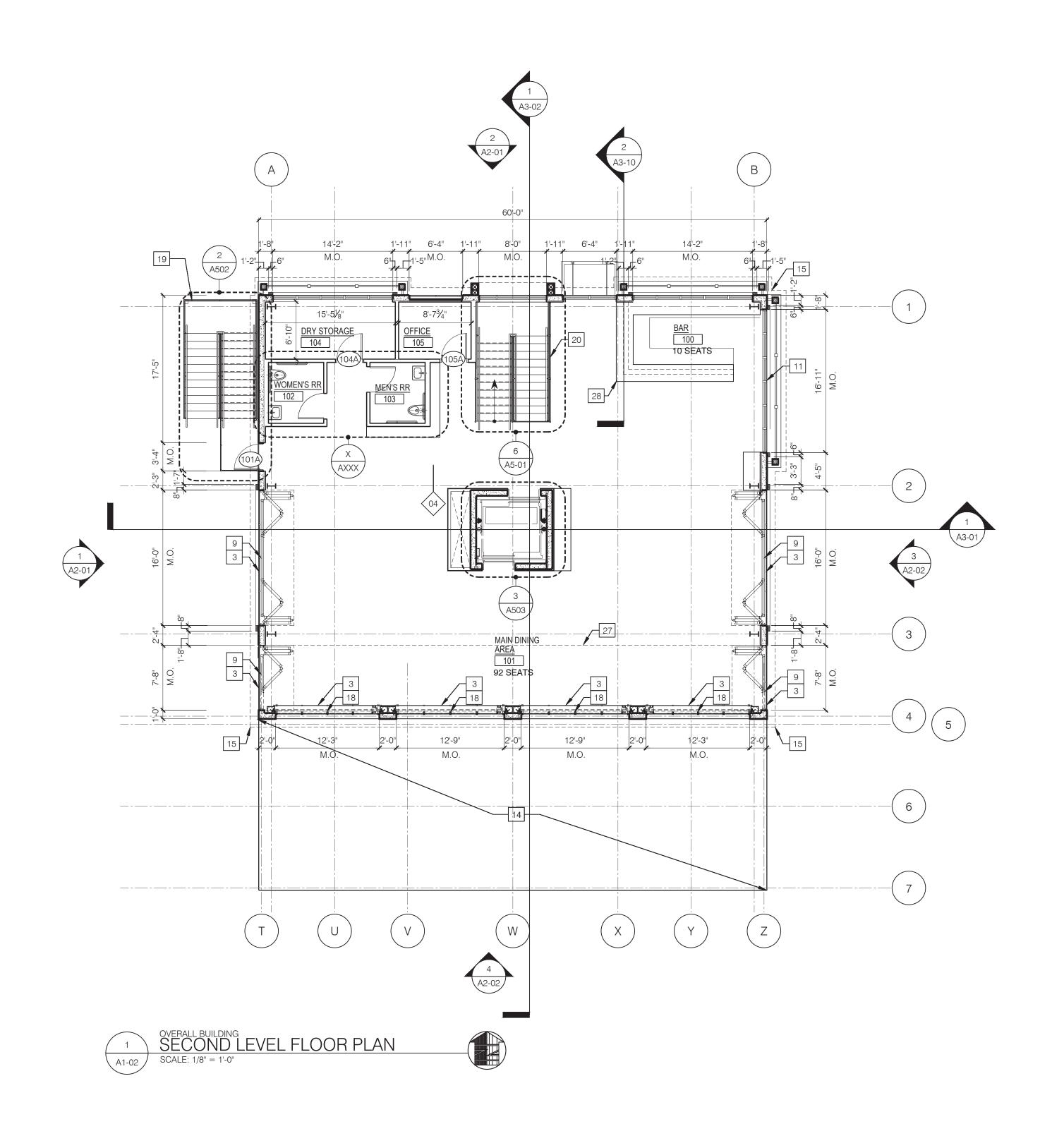
OVERALL BUILDING PLANS

GROUND FLOOR

BUILDING O - TYPE 12 - T.R.

05-05-23	Project 22-028
Drawn by MBY	Drawing Number
Checked by PMG	A1-01
Approved	

		HEIGHT ABOVE GRAI		HEIGHT ABOVE GRADE (FT) STORIES		AREA FACTOR (GSF)			
BUILDING	USE GROUP	CONST. TYPE	FBC ALLOWED	RIO ZONING ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL
0 - TYPE 12 - T.R.	A-2	II-B	75'	40'	34'-11"	3	2	28,500	1ST FLOOR       2,480         2ND FLOOR       3,000         TOTAL       5,480
SPRINKLERED - NFPA 13								COVERED IST	FLOOR PATIO AREA - 1,720 GSF



		HEIGHT ABOVE GRADE (FT)				STORIES		AREA FACTOR (GSF)	
BUILDING	USE GROUP	CONST. TYPE	FBC ALLOWED	RIO ZONING ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL
0 - TYPE 12 - T.R.	A-2	II-B	75'	40'	34'-11"	3	2	28,500	1ST FLOOR 2,480 2ND FLOOR 3,000 TOTAL 5,480
SPRINKLERED - NFPA 13 tt/2022/22-028flf holdings - rio marina villagel5 construction documents\1 cad\middle restaurant\1-01_tr.dwg								COVERED IST	FLOOR PATIO AREA - 1,720 GSF

#### BUILDING PLAN GENERAL NOTES

- I. INTERIOR WALLS ARE DIMENSIONED TO FACE OF DRYWALL OR CONCRETE. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF CONCRETE. WINDOWS ARE DIMENSIONED TO MASONRY OPENING.
- 2. PROVIDE 5/8" (MINIMUM) GYPSUM WALLBOARD ON WALLS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND WET LOCATIONS. PROVIDE CEMENT BACKER BOARD IN ALL AREAS TO RECEIVE CERAMIC TILE FINISH.
- 3. VERIFY REQUIRED ADEQUATE CLEARANCES FOR FURNACE & WATER HEATER INSTALLATION WITH MECHANICAL EQUIPMENT SUPPLIER'S SPECIFICATIONS BEFORE LOCATING UTILITY ROOM WALLS &
- 4. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK. NO NOTCHING PERMITTED IN ANY
- 5. PROVIDE BLOCKING @ EXTERIOR WALLS FOR ALL SHEATHING OR GYPSUM WALLBOARD JOINTS THAT ARE NOT LOCATED AT A STUD.
- 6. REFER TO A2 DRAWINGS FOR EXTERIOR ELEVATIONS FOR WINDOW TYPES \$ SIZES.
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- I. SEE KITCHEN EQUIPMENT DRAWINGS NOT PART OF ARCH. DRAWINGS FOR KITCHEN AND BAR
- 12. PROVIDE "IC RATED" LIGHT FIXTURES IN INSULATED CEILING SPACES.

#### BUILDING PLAN KEYNOTES ---

- F.E.C = FIRE EXTINGUISHER CABINET (RECESSED). LOCATIONS ARE TO BE AS REQUIRED BY NFPA I O AND FINAL LOCATIONS AND QUANTITIES ARE TO BE COORDINATED WITH LOCAL FIRE CHIEF. 4" MAX PROTRUSION INTO PATH OF TRAVEL FROM FACE OF WALL.
- 2 TRANSOM WINDOW ABOVE -FILMED WITH INSULATED WALL BEHIND IT.
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- 7 LOCATION OF SUPPLY AIR DUCT ABOVE CEILING
- 8 MAINTAIN 1'-6" HOLD DIMENSION AT PULL SIDE OF DOORS
- 9 NANA WALL ENTRY SEE DOOR SCHEDULE AND SPEC'S SL73 B.O.D.
- 10 STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50 | T B.O.D.
- 11 STOREFRONT OPERABLE ENTRY DOOR SYSTEM SEE ELEVATIONS KAWNEER IR50 IT B.O.D.
- 12 INTERIOR STOREFRONT KAWNEER TRIFAB 400 B.O.D.
- PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY MAPES SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL HANGER ROD SUPPORTED BY MANUF. PROVIDE INTERNAL STRUCTURAL BLOCKING PER MANUF'S REQUIREMENTS.
- AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM PROGRAMMABLE AND WITH WEATHER SENSORS B.O.D. StruXure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING, \$ AUDIO SYSTEM.
- 15 EDGE OF ROOF OVERHANG ABOVE
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- INTERIOR STAIRS. 2" C-CHANNEL STRINGER W/ WOOD TREADS AND OPEN RISER. CABLE GUARDRAIL ATTACHED TO STRINGER W/ HANDRAIL SUPPORTED FROM GUARDRAIL POST
- 21 DASHED LINE INDICATES STAIR LANDING ABOVE
- STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50IT. FILMED WITH INSULATED WALL BEHIND IT W/ BAHAMA SHUTTER ON EXT. WALL.
- STOREFRONT FALSE ENTRY DOOR SYSTEM SEE ELEVATIONS KAWNEER IR50 IT B.O.D. FILMED WITH INSULATED WALL BEHIND IT.
- 24 DASHED LINE INDICATES DECK ABOVE. SEE ELEVATIONS.
- 25 WALK-IN COOLER TBD.
- 26 HOSTESS STAND BY OTHERS
- 27 DASHED LINE INDICATES EDGE OF BUILDING BELOW.
- 28 BUILT IN BAR TBD

Issues:	Date:	Ву:
COUNTY REVIEW	0 09-30-22	o PMG
COUNTY RESUBMITTAL	0 05-11-23	o PMG
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14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

#### **RIO South Dixie, LLC**

601 Heritage Dr. #227 Jupiter, FL 33458

#### RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

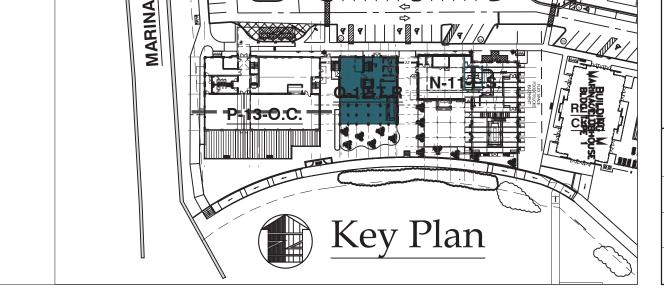
Drawing Title:

OVERALL BUILDING PLANS

SECOND FLOOR

BUILDING O - TYPE 12 - T.R.

Date 05-05-23	Project 22-028
Drawn by MBY	Drawing Number
Checked by PMG	A1-02
Approved SMD	, (



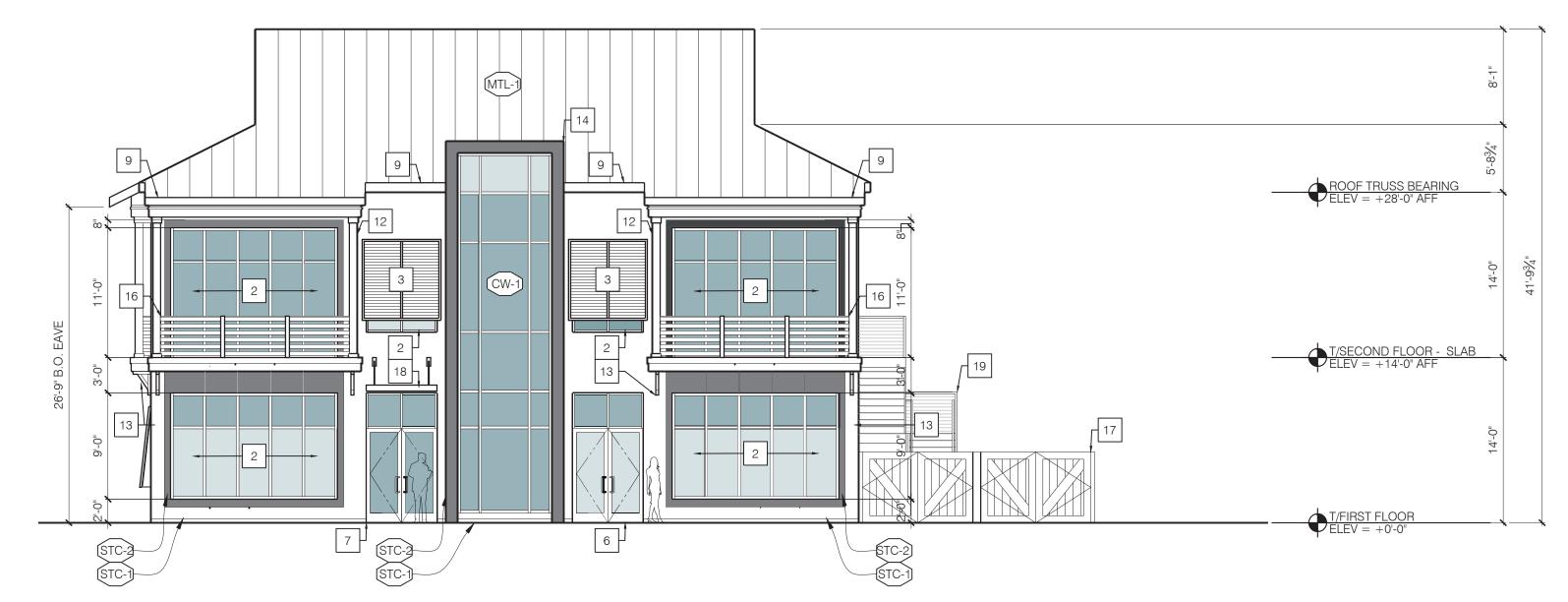
NORTH - BUILDING	O - TYPE	12 - T.R.	% OF (	OPENING .
	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
UPPER LEVEL	870 S.F.	353 S.F.	42%	20 TO 50%
GROUND LEVEL	840 S.F.	274 S.F.	33%	20-TO 70%

	WEST - BUILDING (	O - TYPE I	2 - T.R	% OF C	PENING
		TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
	UPPER LEVEL	700 S.F.	260 S.F.	37%	20 TO 50%
	GROUND LEVEL	577 S.F.	48 S.F.	8%	20-TO 70%*
•	* CALCULATIONS PROVIDED FOR CLAI OR CIVIC OPEN SPACES	RIFICATION ONLY -	THIS ELEVATION DO	DES NOT FACE STR	LEET

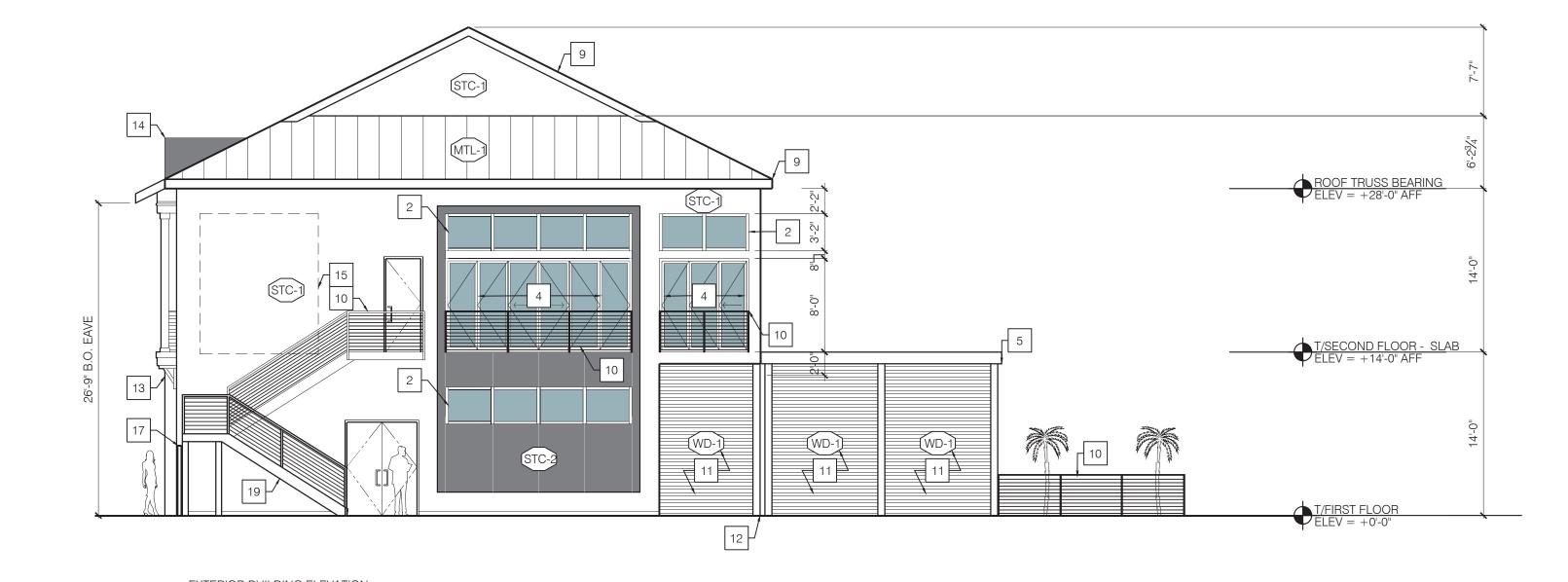
--PRODUCTS LISTED ARE B.O.D (BASIS OF DESIGN). ANY ALTERNATES OR SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT AND MEET FLORIDA BUILDING APPROVALS AND N.O.A.'S

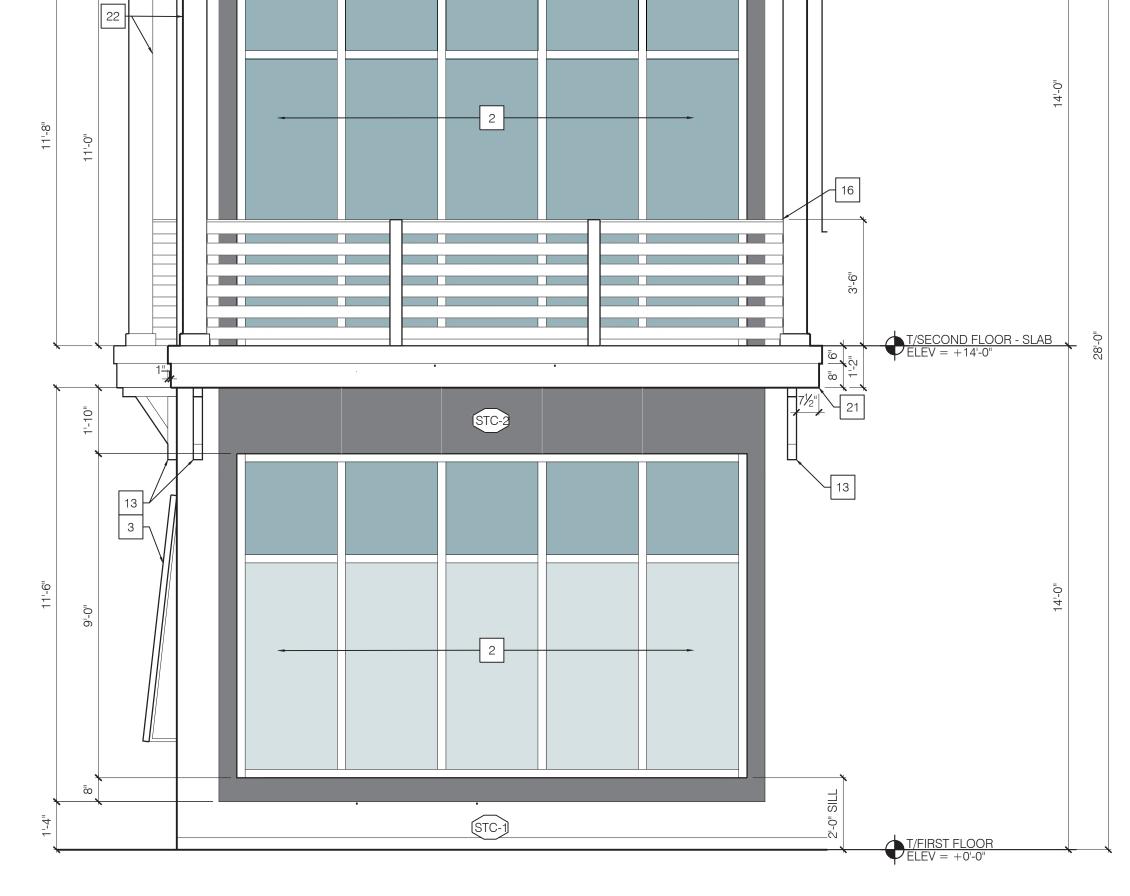
-- G.C. TO SUBMIT PHYSICAL SAMPLES FOR EACH MATERIAL IN EACH FINISH AND COLOR TO ARCHITECT --ALL SIGNAGE TO BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN

--BUILDING HEIGHT NOTED FOR ZONING REVIEW IS TAKEN FROM THE LOWEST FFE (AS SHOWN MINIMUM) TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE.



EXTERIOR BUILDING ELEVATION PUBLIC WAY/FRONT FACING - (NORTH)





ENLARGED BUILDING ELEVATION TYP. BAY SCALE: 3/8" = 1'-0"

#### EXTERIOR FINISH LEGEND

Material: ALUM. STOREFRONT Manufacturer: KAWNEER

**Style:** 4 1/2" depth, 2" sight line, simulated divided lites Color: tbd Size: Verify existing opening sizes in field, refer to typical window elevations for intermediate mullion spacing.

Glazing: Clear insulated, low-e, Tempered glazing located at all swing doors & locations where lights larger than 9 sf are located less than 18" above the walking surface - typical. Note - some storefront may be spandrel glass or filmed glass at the kitchen -

T.B.D. based on final kitchen layout.

Material: CURTAIN WALL Manufacturer: KAWNEER

Type: 1600 SYSTEM 1 **Style:** 7 1/2" depth, 2-1/2" sight line, simulated divided lites

Size: Verify existing opening sizes in field, refer to typical window elevations for intermediate mullion spacing. Glazing: Clear insulated, low-e,

Tempered glazing located at all swing doors & locations where lights larger than 9 sf are located less than 18" above the walking surface - typical. Note - some storefront may be spandrel glass or filmed glass at the kitchen - T.B.D. based

(STC-1) Material: STANDING SEAM METAL ROOF Material: EIFS Manufacturer: Sto Manufacturer: McElroy Style: Smooth Finish Style: 238T Symmetrical Panel, 18" flat Color: TBD Color: Silver Metallic STC-2

Material: EIFS

Color: TBD

Manufacturer: Sto

Style: Metal Finish

SCALE: 1/8" = 1'-0"

Material: BEYOND COMPOSITE BOARD Manufacturer: LumberRock Premium Decking Size: 2x4

Finish: White **Notes:** See details for attachment method

#### **ELEVATION KEYNOTES**

1 MOTORIZED TILT-UP GLASS OVERHEAD DOORS - SEE ELEVATIONS AND SPEC'S - RENLITA S I 000 B.O.D 9 24 GAUGE BREAK METAL FASCIA TO MATCH STANDING SEAM ROOF

2 STOREFRONT FIXED PANE GLASS - SEE ELEVATIONS AND SPEC'S - KAWNEER IR50 IT - B.O.D.

COMPOSITE PREMIUM SHUTTER - LOUVER STYLE #6 - COLOR: TO BE CONFIRMED WITH PHYSICAL SAMPLE 
BY PACIFIC COLUMNS (PCI ENTERPRISES) \$ ARCHITECTURAL DEPOT - FULLVIEW IMPACT BAHAMA SHUTTER 11 WOOD SLAT WALL BUILT WITH BEYOND COMPOSITE 2x45 IN WHITE FINISH. SECURE TO FRAME. FLORIDA APPROVAL # 13434 - TO BE SECURED IN PLACE - NON OPERABLE IN CLOSED POSITION

4 NANA WALL ENTRY - SEE DOOR SCHEDULE AND SPEC'S - SL73 B.O.D.

AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM -PROGRAMMABLE AND WITH WEATHER SENSORS - B.O.D. StruXure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING, & AUDIO SYSTEM.

STOREFRONT - FALSE ENTRY DOOR SYSTEM - KAWNEER IR50 | T - B.O.D. FILMED WITH INSULATED WALL BEHIND IT.

7 STOREFRONT - OPERABLE ENTRY DOOR SYSTEM - KAWNEER IR50 | T - B.O.

8 MOTORIZED OPERABLE CLEAR VINYL PANEL SCREEN INSECT SCREEN B.O.D PROGRESSIVE SCREENS PROVIDED BY Struxure SYSTEMS

 $^{10}$  42" CABLE RAIL SYSTEM B.O.D AGS STAINLESS RAINIER CABLE RAILING SYSTEM POWDER COATED WHITE WITH  $^{1/2}$ " x 2" FLAT TOP. SEE SECTIONS FOR MOUNTING DETAILS.

EXPOSED STEEL STRUCTURAL FRAMING - KYNAR PAINT FINISH TO MATCH NOTE 5 Struxure SYSTEM FINISH - ARCHITECT TO SELECT FROM SELECTED PAINT MANUF.

ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE BRACKET. Item No.: BKTPO 3" WIDE x 18" PROJECTION x 24" HEIGHT. STANDARD TRADITIONAL ARCHITECTURAL GRADE W/

STAIR TOWER WRAPPED IN METAL FINISH EIFS. SEE MATERIAL SCHEDULE + ROOF PLAN FOR DIMENSIONS.

15 APPROX. LOCATION OF FUTURE SIGNAGE.

42" WOOD SLAT RAIL SYSTEM. 2X4 COMPOSITE RAILING IN WHITE BY LUMBEROCK. 4X4 COMPOSITE POST IN WHITE BY LUMBEROCK AS BALLUSTERS

COMPOSITE FENCING AND GATE - 6' HIGH - B.O.D. TREX SECLUSIONS FENCING - COLOR WINCHESTER GREY - WITH TREX GATE

PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY - MAPES SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL - HANGER ROD SUPPORTED BY MANUF. - PROVIDE INTERNAL STRUCTURAL BLOCKING PER MANUF'S REQUIREMENTS.

METAL EXTERIOR STAIRS W/ TREX TREADS AND LANDING. CABLE GUARDRAIL ATTACHED TO STRINGER W/
HANDRAIL SUPPORTED FROM GUARDRAIL POST BOD AGS STAINLEGG BANNIES OF THE TOTAL TO STRINGER W/ HANDRAIL SUPPORTED FROM GUARDRAIL POST B.O.D AGS STAINLESS RAINIER CABLE RAILING SYSTEM POWDER COATED WHITE WITH 3/4" x 1-1/2" FLAT TOP. SEE DETAILS.

20 EAVE DRIP W/ EAVE FLASHING. COLOR TO MATCH ROOF.

FIBER CEMENT BOARD FASCIA OR RAKE BY JAMES HARDIE. SMOOTH FINISH IN COLOR SAIL CLOTH.

6x6 WOOD STUD COLUMN WRAPPED IN FIBER CEMENT BOARD BY JAMES HARDIE. SMOOTH FINISH IN COLOR SAIL CLOTH.

Issues:	Date:	By:
COUNTY REVIEW	0 09-30-22	o PMG
COUNTY RESUBMITTAL	o 05-11-23	o PMG
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14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

**RIO South Dixie, LLC** 601 Heritage Dr. #227 Jupiter, FL 33458

RIO Marine Village Phase II (West)

1000 NE Dixie Hwy.

Rio, Florida 34957

Drawing Title: **BUILDING ELEVATIONS** 

**BUILDING O - TYPE 12 -**

22-028 05-05-23 PMG

SMD

on final kitchen layout. t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\middle restaurant\a2-01\_tr.dwg









Manufacturer: Sto

Style: Smooth Finish

Color: TBD

Material: EIFS

Color: TBD

Manufacturer: Sto

Style: Metal Finish

STC-2

Manufacturer: McElroy

Color: Silver Metallic

Decking

Size: 2x4

Finish: White

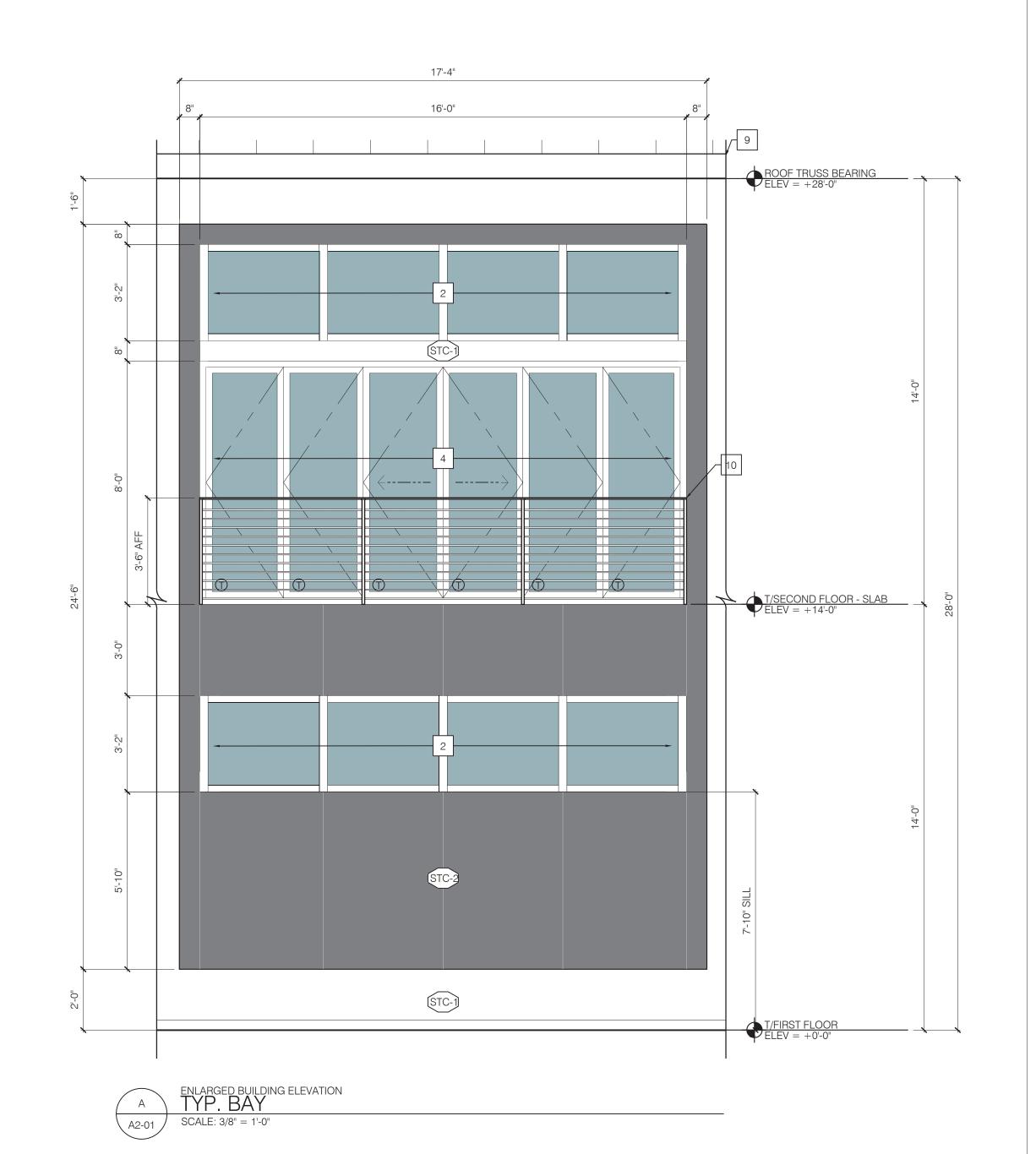
Style: 238T Symmetrical Panel, 18" flat

Material: BEYOND COMPOSITE BOARD

**Notes:** See details for attachment method

Manufacturer: LumberRock Premium

SOUTH - BUILD	DING O - TYPE	12 - T.R.	% OF (	OPENING	EAST - BUILDING	O - TYPE	12 - T.R.	% OF	OPENING
	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED		TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
UPPER LEVEL	840 S.F.	621 S.F.	74%	20 TO 50%	UPPER LEVEL	700 S.F.	392 S.F.	56%	20 TO 50%
GROUND LEVEL	840 S.F.	174 S.F.	21%	20-TO 70%	GROUND LEVEL	916 S.F.	288 S.F.	27%	20-TO 70%



RIO Marine Village Phase II (West)

14414 Detroit Ave., #306

Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

**RIO South Dixie, LLC** 

601 Heritage Dr. #227 Jupiter, FL 33458

Date: By:

o 09-30-22 o PMG

COUNTY RESUBMITTAL o 05-11-23 o PMG

COUNTY REVIEW

1000 NE Dixie Hwy.

Rio, Florida 34957

Drawing Title:

**BUILDING ELEVATIONS** 

**BUILDING O - TYPE 12 -**

22-028 05-05-23 IFM A2-02 PMG

SMD

#### **ELEVATION KEYNOTES**

- MOTORIZED TILT-UP GLASS OVERHEAD DOORS SEE ELEVATIONS AND SPEC'S RENLITA S I 000 B.O.D 9 24 GAUGE BREAK METAL FASCIA TO MATCH STANDING SEAM ROOF
- 2 STOREFRONT FIXED PANE GLASS SEE ELEVATIONS AND SPEC'S KAWNEER IR50 IT B.O.D.

- 4 NANA WALL ENTRY SEE DOOR SCHEDULE AND SPEC'S SL73 B.O.D.

7 STOREFRONT - OPERABLE ENTRY DOOR SYSTEM - KAWNEER IR50 | T - B.O.

- AUTOMATED ENGINEERED OVERHEAD MOTORIZED LOUVERED ALUMINUM TRELLIS SYSTEM -
- 5 PROGRAMMABLE AND WITH WEATHER SENSORS B.O.D. StruXure COMMERCIAL (tm) SYSTEM WITH INTEGRAL LIGHTING, FANS, HEATING, & AUDIO SYSTEM.
- STOREFRONT FALSE ENTRY DOOR SYSTEM KAWNEER IR50 | T B.O.D. FILMED WITH INSULATED WALL BEHIND IT.
- 8 MOTORIZED OPERABLE CLEAR VINYL PANEL SCREEN INSECT SCREEN B.O.D PROGRESSIVE SCREENS PROVIDED BY Struxure SYSTEMS

- 42" CABLE RAIL SYSTEM B.O.D AGS STAINLESS RAINIER CABLE RAILING SYSTEM POWDER COATED WHITE WITH 1/2" x 2" FLAT TOP. SEE SECTIONS FOR MOUNTING DETAILS.
- COMPOSITE PREMIUM SHUTTER LOUVER STYLE #6 COLOR: TO BE CONFIRMED WITH PHYSICAL SAMPLE 
  BY PACIFIC COLUMNS (PCI ENTERPRISES) & ARCHITECTURAL DEPOT FULLVIEW IMPACT BAHAMA SHUTTER FLORIDA APPROVAL # I 3434 TO BE SECURED IN PLACE NON OPERABLE IN CLOSED POSITION

  WOOD SLAT WALL BUILT WITH BEYOND COMPOSITE 2x45 IN WHITE FINISH. SECURE TO FRAME. SEE DETAILS.
  - EXPOSED STEEL STRUCTURAL FRAMING KYNAR PAINT FINISH TO MATCH NOTE 5 Struxure
  - SYSTEM FINISH ARCHITECT TO SELECT FROM SELECTED PAINT MANUF.
  - ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE BRACKET. Item No.: BKTPO 3" WIDE x | 8" PROJECTION x 24" HEIGHT. STANDARD TRADITIONAL ARCHITECTURAL GRADE W/
  - STAIR TOWER WRAPPED IN METAL FINISH EIFS. SEE MATERIAL SCHEDULE + ROOF PLAN FOR DIMENSIONS.
  - 15 APPROX. LOCATION OF FUTURE SIGNAGE.

- 42" WOOD SLAT RAIL SYSTEM. 2X4 COMPOSITE RAILING IN WHITE BY LUMBEROCK. 4X4 COMPOSITE POST IN WHITE BY LUMBEROCK AS BALLUSTERS
- COMPOSITE FENCING AND GATE 6' HIGH B.O.D. TREX SECLUSIONS FENCING COLOR WINCHESTER GREY WITH TREX GATE
- PRE-ENGINEERED FLAT SOFFIT DECK STYLE ALUMINUM CANOPY MAPES SUPER LUMIDECK FLAT SOFFIT B.O.D. OR EQUAL - HANGER ROD SUPPORTED BY MANUF. - PROVIDE INTERNAL STRUCTURAL BLOCKING PER MANUF'S REQUIREMENTS.
- METAL EXTERIOR STAIRS W/ TREX TREADS AND LANDING. CABLE GUARDRAIL ATTACHED TO STRINGER W/
  HANDRAIL SUPPORTED FROM GUARDRAIL POST BOD AGS STAINLEGG BANNIES OF THE TOTAL TO STRINGER W/ HANDRAIL SUPPORTED FROM GUARDRAIL POST B.O.D AGS STAINLESS RAINIER CABLE RAILING SYSTEM
- 20 EAVE DRIP W/ EAVE FLASHING. COLOR TO MATCH ROOF.

POWDER COATED WHITE WITH 3/4" x 1-1/2" FLAT TOP. SEE DETAILS.

- 21 FIBER CEMENT BOARD FASCIA OR RAKE BY JAMES HARDIE. SMOOTH FINISH IN COLOR SAIL CLOTH.
- 6x6 WOOD STUD COLUMN WRAPPED IN FIBER CEMENT BOARD BY JAMES HARDIE. SMOOTH FINISH IN COLOR SAIL CLOTH.

on final kitchen layout. t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\middle restaurant\a2-01\_tr.dwg

located less than 18" above the walking surface - typical.

**Style:** 7 1/2" depth, 2-1/2" sight line, simulated divided lites

Manufacturer: KAWNEER

for intermediate mullion spacing.

Glazing: Clear insulated, low-e,

T.B.D. based on final kitchen layout.

Material: CURTAIN WALL Manufacturer: KAWNEER

Type: 1600 SYSTEM 1

intermediate mullion spacing.

Glazing: Clear insulated, low-e,

Color: tbd

**Style:** 4 1/2" depth, 2" sight line, simulated divided lites

Size: Verify existing opening sizes in field, refer to typical window elevations

Tempered glazing located at all swing doors & locations where lights larger

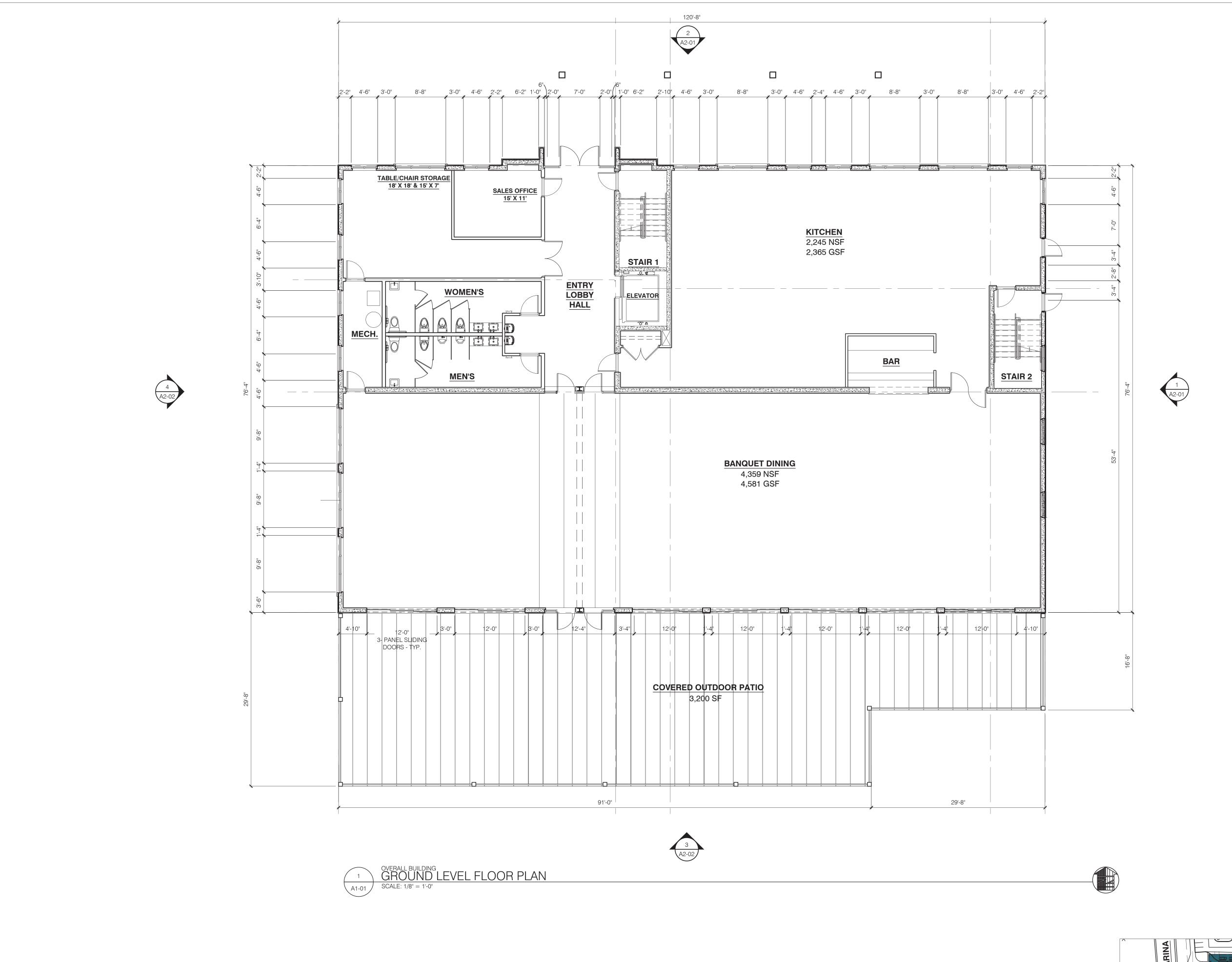
Note - some storefront may be spandrel glass or filmed glass at the kitchen -

**Size:** Verify existing opening sizes in field, refer to typical window elevations for

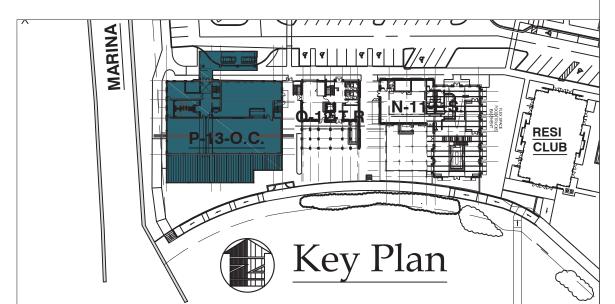
Tempered glazing located at all swing doors & locations where lights larger than 9 sf are

Note - some storefront may be spandrel glass or filmed glass at the kitchen - T.B.D. based

than 9 sf are located less than 18" above the walking surface - typical.



			HEIGHT ABOVE GRADE (FT)			STORIES		AREA FACTO	AREA FACTOR (GSF)	
BUILDING	USE GROUP	CONST. TYPE	FBC ALLOWED	RIO ZONING ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL	
P - TYPE 13 - O.C.	A-2	II-B	75'	40'	37'-3"	3	2	28,500	1ST FLOOR 9,211 2ND FLOOR 4,672 TOTAL 13,833	
SPRINKLERED - NFPA 13						COVERED IST FLOOR PATIO AREA - 3,200 GSF SECOND FLOOR BALCONY - 138 GSF SECOND FLOOR ROOF DECK - 1,767 GSF				



Issues:	Date:	Ву:
COUNTY REVIEW	0 09-30-22	o PMG
COUNTY RESUBMITTAL	0 05-11-23	o PMG
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# DIMIT ARCHITECTS

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

#### RIO South Dixie, LLC

601 Heritage Dr. #227 Jupiter, FL 33458

#### RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

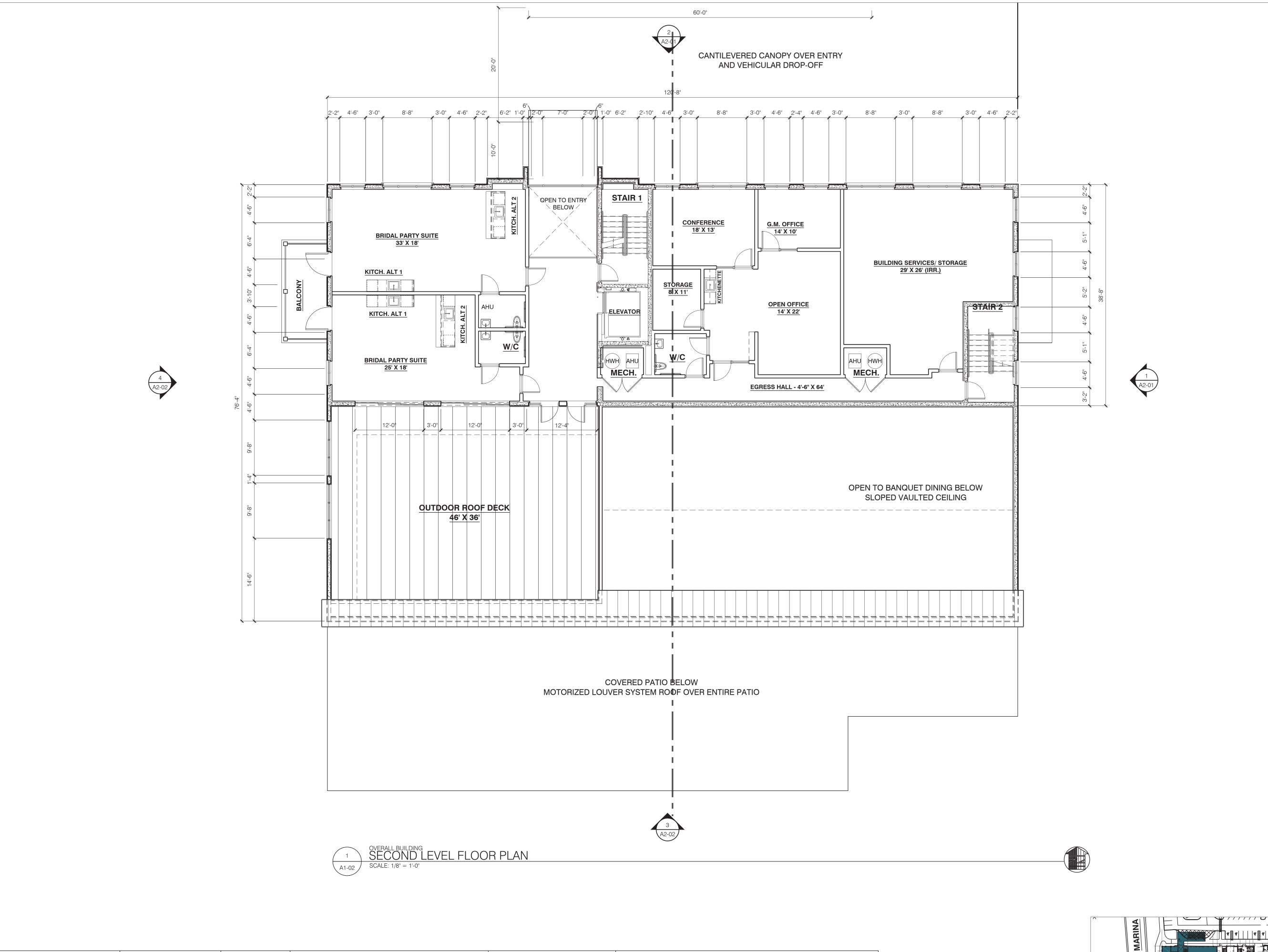
Drawing Ti

OVERALL BUILDING PLANS

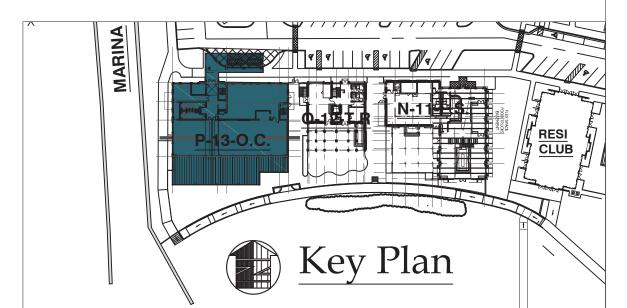
GROUND FLOOR

BUILDING P - TYPE 13 - O.C.

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Checked by	$\Gamma \cap \Gamma \wedge \Gamma$
PMG	A I - (I) I
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ISMD	



AREA FACTOR (GSF) HEIGHT ABOVE GRADE (FT) STORIES CONST. TYPE FBC ALLOWED RIO ZONING ALLOWED BUILDING USE GROUP ACTUAL ALLOWED ACTUAL ACTUAL ALLOWED IST FLOOR 2ND FLOOR 9,211 4,672 P - TYPE 13 - O.C. A-2 II-B 37'-3" 28,500 40' TOTAL 13,833 COVERED IST FLOOR PATIO AREA - 3,200 GSF SPRINKLERED - NFPA 13 SECOND FLOOR BALCONY - 138 GSF SECOND FLOOR ROOF DECK - 1,767 GSF t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\osprey club\a1-01\_oc.dwg



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# DIMIT ARCHITECTS

14414 Detroit Ave., #306 Lakewood, Ohio 44107 2 1 6 - 2 2 1 - 9 0 2 1

#### RIO South Dixie, LLC

601 Heritage Dr. #227 Jupiter, FL 33458

#### RIO Marine Village Phase II (West)

1000 NE Dixie Hwy. Rio, Florida 34957

Drawing Title:

OVERALL BUILDING PLANS

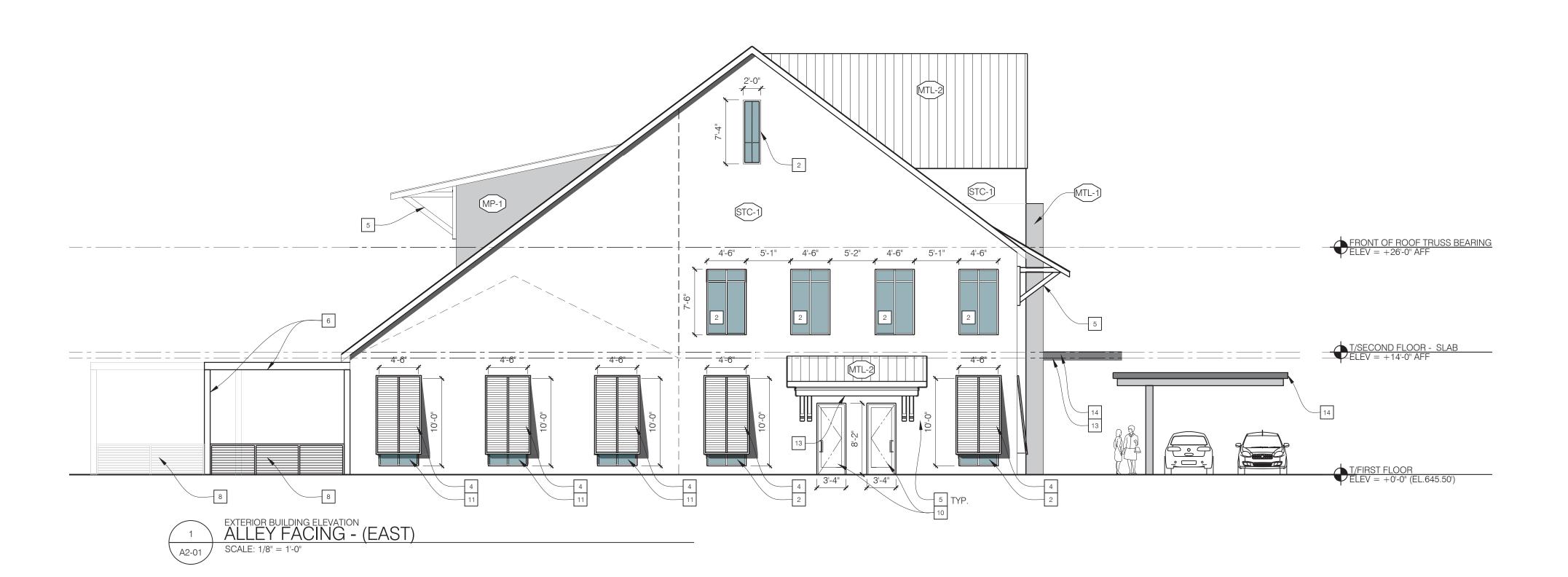
SECOND FLOOR

BUILDING P - TYPE 13 - O.C.

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Approved	7 7 7 9 2
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BUILDING P - TYPE 13 - O.C % OF OPENING				
	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
UPPER LEVEL	1,649 S.F.	748 S.F.	45%	20 TO 50%
GROUND LEVEL	1,898 S.F.	417 S.F.	22%	20-TO 70%
* CALCULATIONS PROVIDED FOR CLARIFICATION ONLY - THIS ELEVATION IS NOT ON A R.O.			ON A R.O.W.	



BUILDING P	- TYPE 1:	3 - O.C	- % OF O	PENING
	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
UPPER LEVEL	1,494 S.F.	150 S.F.	10%	20 TO 50%*
GROUND LEVEL	1,043 S.F.	279 S.F.	27%	20-TO 70%*
* CALCULATIONS PROVIDED FOR CLARIFICATION ONLY - THIS ELEVATION IS NOT C			ON A R.O.W.	

Key Plan

#### EXTERIOR FINISH LEGEND

Material: ALUM. STOREFRONT Manufacturer: KAWNEER

**Style:** 4 1/2" depth, 2" sight line, simulated divided lites Color: tbd Size: Verify existing opening sizes in field, refer to typical window elevations

L t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\osprey club\a2-01\_oc.dwg

for intermediate mullion spacing. Glazing: Clear insulated, low-e,

Tempered glazing located at all swing doors & locations where lights larger than 9 sf are located less than 18" above the walking surface - typical. Note - some storefront may be spandrel glass or filmed glass at the kitchen -T.B.D. based on final kitchen layout.

STC-1 Material: STUCCO Style: Smooth Finish Color: Painted, color TBD

Material: METAL PANEL Manufacturer: ALPOLIC - Or Equal Style: Route and Return Installation

Color: Prefinished, color TBD

MTL-1 Material: STANDING SEAM METAL ROOF Manufacturer: McElroy Style: 238T Symmetrical Panel, 18" flat Color: TBD

Material: STANDING SEAM METAL ROOF Manufacturer: McElroy Style: 238T Symmetrical Panel, 12" flat Color: TBD

#### **ELEVATION KEYNOTES**

1 WINDOW TRIM - RAISED STUCCO

2 ALUMINUM WINDOW

6 LOUVERED CANOPY COLUMNS AND ROOF STRUCTURE

3 ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM.

4 PREMANUF. ALUMINUM BAHAMA SHUTTER.

5 ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE DECORATIVE BRACKET

7 42" HIGH ALUMINUM/OR WOOD LOOK PVC GUARD RAIL SYSTEM WITH HORIZONTAL SLATS 8 42" CABLE GUARD RAIL

9 EXTERIOR GLASS DOORS - 3 PANEL SLIDERS - (9A-SINGLE DOOR) - WITH TRANSOM WINDOWS

10 EXTERIOR HOLLOW METAL ENTRY DOOR

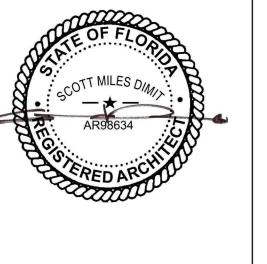
11 EXTERIOR LIGHT FIXTURE - (2)  $\pm$ 24" HIGH AT MAIN ENTRY - ALL OTHERS  $\pm$  I 6" HIGH

FALSE WINDOW - STUCCO TRIM - PROFILE TO MATCH REAL WINDOW - PAINTED INSETS COLOR TBD

3 CEILING DOWN LIGHTS IN SOFFIT 14 CANTILEVERED ENTRY & VEHICULAR CANOPY - FINISH TO MATCH MP-1

15 NOT USED 16 STRUCTURAL WOOD BRACKET - PAINTED 17 PVC TRIM WRAPPED COLUMN

18 ALUMINUM FRAME TO MATCH STOREFRONT SYSTEM



Issues:	Date:	Ву:
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14725 Detroit Avenue • Suite 210 Lakewood, Ohio 44107 216 • 221 • 9021 www.dimitarchitects.com

#### RIO South Dixie, LLC 601 Heritage Dr. #227 Jupiter, FL 33458

RIO Marine Village Phase II (West)

1000 NE Dixie Hwy.

Rio, Florida 34957

Drawing Title:

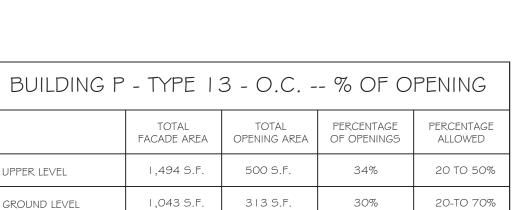
**BUILDING ELEVATIONS** 



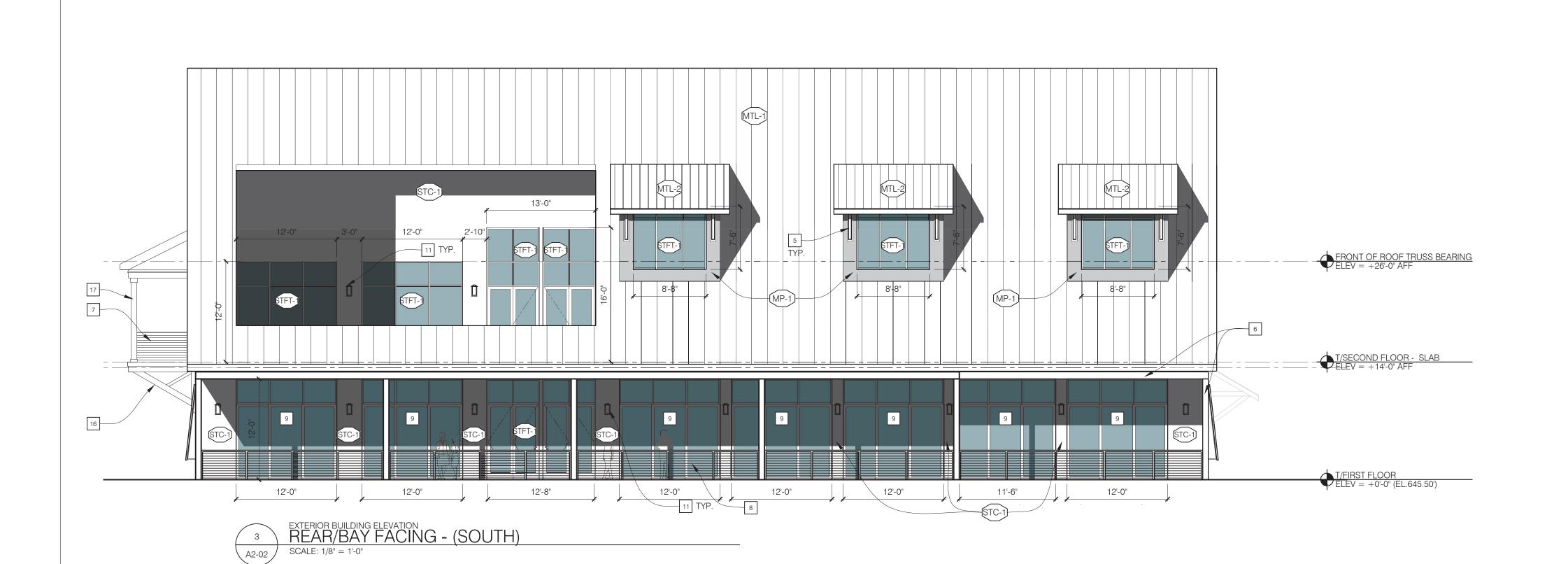
Date Project 22-028 PMG

A2-01 PMG





\* CALCULATIONS PROVIDED FOR CLARIFICATION ONLY - THIS ELEVATION IS NOT ON A R.O.W.



BUILDING P	PENING			
	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED
UPPER LEVEL	1,408 S.F.	695 S.F.	49%	20 TO 50%
GROUND LEVEL	1,659 S.F.	1,159 S.F.	70%	20-TO 70%
* CALCULATIONS PROVIDED FOR CLARIFICATION ONLY - THIS ELEVATION IS NOT ON A R.O.W.				

#### EXTERIOR FINISH LEGEND

Material: ALUM. STOREFRONT

Manufacturer: KAWNEER

**Style:** 4 1/2" depth, 2" sight line, simulated divided lites Color: tbd Size: Verify existing opening sizes in field, refer to typical window elevations

Note - some storefront may be spandrel glass or filmed glass at the kitchen -

for intermediate mullion spacing. Glazing: Clear insulated, low-e, Tempered glazing located at all swing doors & locations where lights larger than 9 sf are located less than 18" above the walking surface - typical.

L t:\2022\22-028--flf holdings - rio marina village\5 construction documents\1 cad\osprey club\a2-01\_oc.dwg

T.B.D. based on final kitchen layout.

STC-1

Material: STUCCO

Style: Smooth Finish

Color: Painted, color TBD

Material: METAL PANEL Manufacturer: ALPOLIC - Or Equal Style: Route and Return Installation Color: Prefinished, color TBD

MTL-1 Material: STANDING SEAM METAL ROOF

Manufacturer: McElroy Style: 238T Symmetrical Panel, 18" flat Color: TBD MTL-2

Material: STANDING SEAM METAL ROOF Manufacturer: McElroy Style: 238T Symmetrical Panel, 12" flat Color: TBD

#### **ELEVATION KEYNOTES**

1 WINDOW TRIM - RAISED STUCCO

2 ALUMINUM WINDOW

ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM.

4 PREMANUF. ALUMINUM BAHAMA SHUTTER. 5 ARCHITECTURAL PRE-MANUFACTURED MOLDED POLYURETHANE DECORATIVE BRACKET

6 LOUVERED CANOPY COLUMNS AND ROOF STRUCTURE

7 42" HIGH ALUMINUM/OR WOOD LOOK PVC GUARD RAIL SYSTEM WITH HORIZONTAL SLATS

8 42" CABLE GUARD RAIL

9 EXTERIOR GLASS DOORS - 3 PANEL SLIDERS - (9A-SINGLE DOOR) - WITH TRANSOM WINDOWS

10 EXTERIOR HOLLOW METAL ENTRY DOOR

11 EXTERIOR LIGHT FIXTURE - (2) ±24" HIGH AT MAIN ENTRY - ALL OTHERS ± I 6" HIGH

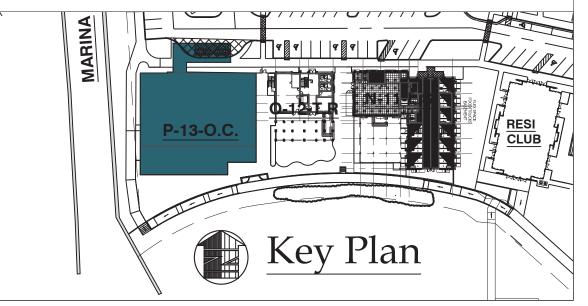
12 FALSE WINDOW - STUCCO TRIM - PROFILE TO MATCH REAL WINDOW - PAINTED INSETS COLOR TBD

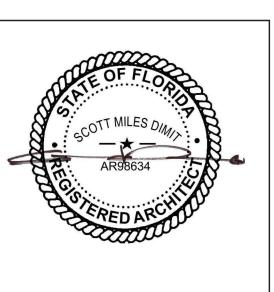
3 CEILING DOWN LIGHTS IN SOFFIT 14 CANTILEVERED ENTRY CANOPY - FINISH TO MATCH MP-1

15 NOT USED

16 STRUCTURAL WOOD BRACKET - PAINTED

17 PVC TRIM WRAPPED COLUMN 18 ALUMINUM FRAME TO MATCH STOREFRONT SYSTEM





Issues:	Date:	Ву:
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1000 NE Dixie Hwy.

Rio, Florida 34957

Drawing Title: **BUILDING ELEVATIONS** 

BUILDING P - TYPE 13 - O.C.

Date Project 22-028 Drawing Number PMG

A2-02 PMG